

# South Somerset Local Plan Habitats Regulations Assessment

South Somerset District Council

24 June 2019

## Quality information

Prepared by	Checked by	Verified by	Approved by
Damiano Weitowitz Consultant Ecologist	James Riley Technical Director		Max Wade Technical Director

## Revision History

Revision	Revision date	Details	Authorized	Name	Position
0	25/06/19	For Regulation 18 consultation	JR	James Riley	Technical Director

**Prepared for:**

South Somerset District Council

**Prepared by:**

Damiano Weitowitz  
Consultant Ecologist  
T: 01256-310-257  
M: 077-959-179-87  
E: [Damiano.Weitowitz@aecom.com](mailto:Damiano.Weitowitz@aecom.com)

AECOM Limited  
Midpoint, Alencon Link  
Basingstoke  
Hampshire RG21 7PP  
United Kingdom

T: +44(0)1256 310200  
[aecom.com](http://aecom.com)

© 2019 AECOM Limited. All Rights Reserved.

This document has been prepared by AECOM Limited ("AECOM") for sole use of our client (the "Client") in accordance with generally accepted consultancy principles, the budget for fees and the terms of reference agreed between AECOM and the Client. Any information provided by third parties and referred to herein has not been checked or verified by AECOM, unless otherwise expressly stated in the document. No third party may rely upon this document without the prior and express written agreement of AECOM.

## Table of Contents

<b>1. Background .....</b>	<b>6</b>
1.1 Introduction.....	6
1.2 Legislative Context.....	6
1.3 Scope of the Project.....	7
1.4 The Layout of this Report .....	8
1.5 Quality Assurance .....	8
<b>2. Methodology.....</b>	<b>9</b>
2.1 Introduction.....	9
2.2 Description of HRA Tasks .....	9
2.2.1 HRA Task 1 – Likely Significant Effects (LSE).....	9
2.2.2 HRA Task 2 – Appropriate Assessment (AA).....	9
2.2.3 HRA Task 3 – Avoidance and Mitigation .....	10
2.3 Geographical Scope of the HRA .....	10
<b>3. Relevant Impact Pathways .....</b>	<b>11</b>
3.1 Background to Recreational Disturbance .....	11
3.1.1 Non-breeding birds (August to July) .....	12
3.2 Background to Water Quality .....	14
3.3 Background to Water Quantity, Levels and Flows .....	15
3.4 Background to Loss of Functionally Linked Land .....	15
3.5 Background to Atmospheric Pollution.....	16
<b>4. Screening of LSEs Relating to the Plan.....</b>	<b>20</b>
4.1 Impact Pathway: Recreational Pressure.....	20
4.2 Impact Pathway: Water Quality.....	21
4.3 Impact Pathway: Water Quantity, Levels and Flow.....	21
4.4 Impact Pathway: Loss of Functionally Linked Land.....	22
4.5 Impact Pathway: Atmospheric Pollution.....	23
4.6 In-combination Assessment.....	24
<b>5. Appropriate Assessment.....</b>	<b>25</b>
5.1 Recreational Disturbance .....	25
5.1.1 In-combination Assessment.....	26
5.2 Water Quality .....	27
5.3 Water Quantity, Levels and Flow.....	28
5.4 Loss of Functionally Linked Land.....	29
5.5 Atmospheric Pollution.....	30
5.5.1 Mendip Woodlands SAC.....	31
5.5.2 Rooksmoor SAC .....	31
5.5.3 In-combination Assessment.....	31
<b>6. Summary of recommendations and conclusions .....</b>	<b>33</b>
6.1 Recreational pressure .....	33
6.2 Water quality.....	33
6.3 Water level.....	33
6.4 Loss of functionally linked land .....	33
6.5 Atmospheric pollution .....	34
<b>Appendix A European Sites Relevant to the Local Plan .....</b>	<b>35</b>
Somerset Levels and Moors SPA .....	35
River Axe SAC.....	37
Bracket's Coppice SAC.....	38
Quants SAC .....	39

Mendip Woodlands SAC .....	39
Rooksmoor SAC .....	40
West Dorset Alder Woods SAC .....	41
Holnest SAC .....	42
Appendix B LSEs Screening Table of The Plan Policies .....	44

## Figures

Figure 1. The legislative basis for Appropriate Assessment.....	7
Figure 2. Four Stage Approach to Habitats Regulations Assessment. Source EC, 2001 <sup>1</sup> . .....	9
Figure 3: Traffic contribution to concentrations of pollutants at different distances from a road (Source: DfT).....	19

## Tables

Table 1: Tolerance distances in metres of 21 species of waterfowl to various forms of recreational disturbance, as described in the literature. Where the mean is not available, distances are provided as a range. ....	13
Table 2: Wastewater Treatment Works with catchments serving areas that are to provide new development in the South Somerset Local Plan. ....	14
Table 3: Main sources and effects of air pollutants on habitats and species.....	16
Table 4: Number of houses that are to be delivered in other authorities surrounding the Somerset Levels and Moors SPA / Ramsar, according to adopted Core Strategies and Local Plans. ....	25

# 1. Background

## 1.1 Introduction

AECOM was appointed by South Somerset District Council (hereafter referred to as 'SSDC') to assist in undertaking a Habitats Regulations Assessment of its Regulation 18 Draft Local Plan. The objective of this assessment was to identify any aspects of the Plan that would cause an adverse effect on the integrity of Natura 2000 sites, otherwise known as European sites (Special Areas of Conservation (SACs), Special Protection Areas (SPAs) and, as a matter of Government policy, Ramsar sites), either in isolation or in combination with other plans and projects, and to advise on appropriate policy mechanisms for delivering mitigation where such effects were identified.

The Reg. 18 Local Plan seeks to meet housing and employment needs within the district without compromising the built and natural environment. It identifies requirements for development and growth, including when and where this will occur throughout the Local Plan period (2016 – 2036). It is projected within the Draft Local Plan that 15,638 new residential dwellings will be needed in South Somerset District to accommodate the growing population between 2016 and 2036. Alongside this at least 88ha of employment land are to be delivered over the Local Plan period.

The UK is bound by the terms of the Habitats Directive (92/43/EEC). Under Article 6(3) of the Habitats Directive, an appropriate assessment is required, where a plan or project is likely to have a significant effect upon a European Site, either individually or 'in combination' with other projects. The Directive is implemented in the UK by the Conservation of Habitats and Species Regulations 2017 (the "Habitats Regulations"), as amended.

The objective of this report is to identify any aspects of the Plan that would be likely to lead to adverse effects on the integrity of any sites afforded protection under the Habitats Regulations. In the UK, this comprises Special Areas of Conservation (SACs), Special Protection Areas (SPAs), candidate Special Areas of Conservation (cSACs), and potential Special Protection Areas (pSPAs). In accordance with Government policy, assessment is applied to sites designated under the Ramsar Convention on Wetlands of International Importance (Ramsar sites). These sites are referred to collectively in this Report as "European Sites".

## 1.2 Legislative Context

The need for an assessment of impacts on European sites is set out within Article 6 of the Habitats Directive, and transposed into UK law by the Conservation of Habitats and Species Regulations 2017. The ultimate aim of the Habitats Directive is to "*maintain or restore, at favourable conservation status, natural habitats and species of wild fauna and flora of Community interest*" (Article 2(2)). This aim relates to habitats and species, not the European Sites themselves, although the European Sites have a significant role in delivering favourable conservation status.

The Habitats Directive applies the precautionary principle<sup>1</sup> to European Sites. Consent should only be granted for plans and projects once the relevant competent authority has ascertained that there will either be no likelihood of significant effects, or no adverse effect on the integrity of the European Site(s) in question. Where an Appropriate Assessment has been carried out and results in a negative impact, or if uncertainty remains over the significant effect, consent will only be granted if there are no alternative solutions and there are Imperative Reasons of Over-riding Public Interest (IROPI) for the development and compensatory measures have been secured.

To ascertain whether or not site integrity will be affected, an Appropriate Assessment should be undertaken of the plan or project in question. The competent authority is entitled to request the applicant to produce such information as the competent authority may reasonably require for the purposes of the assessment, or to enable it to determine whether an appropriate assessment is required. Figure 1 provides the legislative basis for an Appropriate Assessment.

---

<sup>1</sup> The Precautionary Principle, which is referenced in Article 191 of the Treaty on the Functioning of the European Union, has been defined by the United Nations Educational, Scientific and Cultural Organisation (UNESCO, 2005) as: "*When human activities may lead to morally unacceptable harm [to the environment] that is scientifically plausible but uncertain, actions shall be taken to avoid or diminish that harm. The judgement of plausibility should be grounded in scientific analysis*".

### **Habitats Directive 1992**

Article 6 (3) states that:

*“Any plan of project not directly connected with or necessary to the management of the site but likely to have a significant effect thereon, either individually or in combination with other plans or projects, shall be subject to appropriate assessment of its implications for the site in view of the site’s conservation objectives.”*

### **Conservation of Habitats and Species Regulations 2017 (as amended)**

The Regulations state that:

*“A competent authority, before deciding to ... give any consent for a plan or project which is likely to have a significant effect on a European site ... must make an appropriate assessment of the implications for the plan or project in view of that site’s conservation objectives... The competent authority may agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the European site.”*

## **Figure 1. The legislative basis for Appropriate Assessment**

Over the years, ‘Habitats Regulations Assessment’ (HRA) has come into wide currency to describe the overall process set out in the Habitats Regulations, from screening through to identification of IROPI. This has arisen in order to distinguish the overall process from the individual stage of “Appropriate Assessment”. Throughout this Report the term HRA is used for the overall process and restricts the use of Appropriate Assessment to the specific stage of that name.

## **1.3 Scope of the Project**

There is no pre-defined guidance that dictates the physical scope of an HRA of a Plan document. Therefore, in considering the physical scope of the assessment, we were guided primarily by the identified impact pathways (called the source-pathway-receptor model) rather than by arbitrary ‘zones’. Current guidance suggests that the following European sites be included in the scope of assessment:

- All sites within the South Somerset District boundary; and,
- Other sites shown to be linked to development within the District boundary through a known impact ‘pathway’ (discussed below).

Briefly defined, impact pathways are routes by which the implementation of a policy within a Local Plan document can lead to an effect upon a European designated site. An example of this would be new residential development resulting in an increased population and thus increased recreational pressure, which could then affect European sites by, for example, disturbance of wintering or breeding birds.

Guidance from the Ministry of Housing, Communities and Local Government (MHCLG) states that the HRA should be ‘proportionate to the geographical scope of the [plan policy]’ and that ‘an AA need not be done in any more detail, or using more resources, than is useful for its purpose’ (MHCLG, 2006, p.6). More recently, the Court of Appeal<sup>2</sup> ruled that providing the Council (competent authority) was duly satisfied that proposed mitigation could be ‘achieved in practice’ to satisfy that the proposed development would have no adverse effect, then this would suffice. This ruling has since been applied to a planning permission (rather than a Core Strategy document)<sup>3</sup>. In this case the High Court ruled that for ‘a multistage process, so long as there is sufficient information at any particular stage to enable the authority to be satisfied that the proposed mitigation can be achieved in practice it is not necessary for all matters concerning mitigation to be fully resolved before a decision maker is able to conclude that a development will satisfy the requirements of Reg 61 of the Habitats Regulations’.

In order to fully inform the screening process, a number of recent studies have been consulted to determine likely significant effects that could arise from the Draft Version of the Plan. These include:

- Future development proposed (and, where available, HRAs) for the authorities of Taunton and Deane, Sedgemoor, Mendip, Wiltshire, North Dorset, West Dorset and East Devon;
- Mendip Core Strategy Visitor Survey;

<sup>2</sup> No Adastral New Town Ltd (NANT) v Suffolk Coastal District Council Court of Appeal, 17<sup>th</sup> February 2015

<sup>3</sup> High Court case of R (Devon Wildlife Trust) v Teignbridge District Council, 28 July 2015



- The UK Air Pollution Information System ([www.apis.ac.uk](http://www.apis.ac.uk));
- Multi Agency Geographic Information for the Countryside (MAGIC) and its links to SSSI citations and the JNCC website ([www.magic.gov.uk](http://www.magic.gov.uk)); and
- Various other studies and reports as referenced throughout the HRA

## 1.4 The Layout of this Report

Chapter 2 of this report explains the methodology by which this HRA has been carried out, including the three essential tasks that form part of HRA. Chapter 0 provides detailed background on the main impact pathways identified in relation to the Local Plan and the relevant European Sites (see Appendix A for detail on the European Sites). Chapter 4 undertakes the screening assessment of Likely Significant Effects (LSEs) of the Plan's policies (see Appendix B for the screening tables of Plan policies and site allocations). Chapter 5 undertakes Appropriate Assessment of the impact pathways and Plan policies for which the presence of LSEs was determined.

## 1.5 Quality Assurance

This report was undertaken in line with AECOM's Integrated Management System (IMS). Our IMS places great emphasis on professionalism, technical excellence, quality, environmental and Health and Safety management. All staff members are committed to establishing and maintaining our certification to the international standards BS EN ISO 9001:2008 and 14001:2004 and BS OHSAS 18001:2007. In addition, our IMS requires careful selection and monitoring of the performance of all sub-consultants and contractors.

All AECOM Ecologists working on this project are members (at the appropriate level) of the Chartered Institute of Ecology and Environmental Management (CIEEM) and follow their code of professional conduct (CIEEM, 2017).



## 2. Methodology

### 2.1 Introduction

The HRA has been carried out with reference to the general EC guidance on HRA<sup>4</sup>; Natural England has produced its own internal guidance<sup>5</sup>. These have been referred to in undertaking this HRA.

Plate 2 below outlines the stages of HRA according to current EC guidance. The stages are essentially iterative, being revisited as necessary in response to more detailed information, recommendations and any relevant changes to the plan until no significant adverse effects remain.

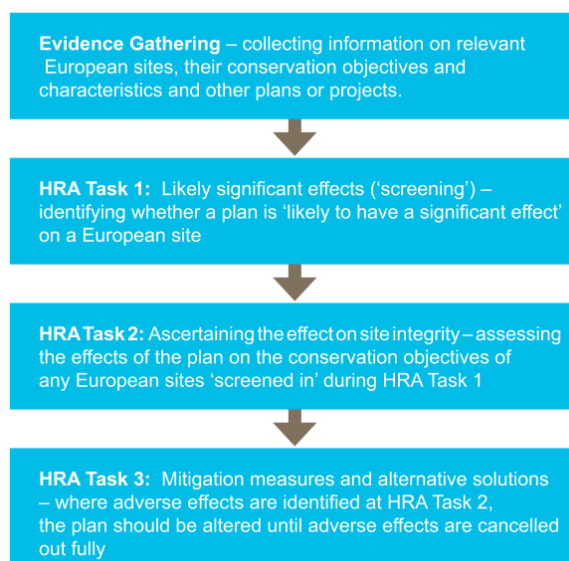


Figure 2. Four Stage Approach to Habitats Regulations Assessment. Source EC, 2001<sup>1</sup>.

### 2.2 Description of HRA Tasks

#### 2.2.1 HRA Task 1 – Likely Significant Effects (LSE)

Following evidence gathering, the first stage of any Habitats Regulations Assessment is a Likely Significant Effect (LSE) test - essentially a risk assessment to decide whether the full subsequent stage known as Appropriate Assessment is required. The essential question is:

*"Is the project, either alone or in combination with other relevant projects and plans, likely to result in a significant effect upon European sites?"*

The objective is to 'screen out' those plans and projects that can, without any detailed appraisal, be said to be unlikely to result in significant adverse effects upon European sites, usually because there is no mechanism for an adverse interaction with European sites. This stage is undertaken in Chapter 4 of this report and in Appendix A.

#### 2.2.2 HRA Task 2 – Appropriate Assessment (AA)

Where it is determined that a conclusion of 'no likely significant effect' cannot be drawn, the analysis has proceeded to the next stage of HRA known as Appropriate Assessment. Case law has clarified that 'appropriate assessment' is not a technical term. In other words, there are no particular technical analyses, or level of technical analysis, that are classified by law as belonging to appropriate assessment rather than determination of likely significant effects.

<sup>4</sup> European Commission (2001): Assessment of plans and projects significantly affecting Natura 2000 Sites: Methodological Guidance on the Provisions of Article 6(3) and 6(4) of the Habitats Directive.

<sup>5</sup> [http://www.ukmpas.org/pdf/practical\\_guidance/HRGN1.pdf](http://www.ukmpas.org/pdf/practical_guidance/HRGN1.pdf)

By virtue of the fact that it follows Screening, there is a clear implication that the analysis will be more detailed than undertaken at the Screening stage and one of the key considerations during appropriate assessment is whether there is available mitigation that would entirely address the potential effect. In practice, the appropriate assessment would take any policies or allocations that could not be dismissed following the high-level Screening analysis and analyse the potential for an effect in more detail, with a view to concluding whether there would actually be an adverse effect on integrity (in other words, disruption of the coherent structure and function of the European site(s)).

A decision by the European Court of Justice<sup>6</sup> concluded that measures intended to avoid or reduce the harmful effects of a proposed project on a European site may no longer be taken into account by competent authorities at the Likely Significant Effects or 'screening' stage of HRA. That ruling has been taken into account in producing this HRA.

Also, in 2018 the Holohan ruling<sup>7</sup> was handed down by the European Court of Justice. Among other provisions paragraph 39 of the ruling states that *'As regards other habitat types or species, which are present on the site, but for which that site has not been listed, and with respect to habitat types and species located outside that site, ... typical habitats or species must be included in the appropriate assessment, if they are necessary to the conservation of the habitat types and species listed for the protected area'* [emphasis added]. This has been taken into account in the HRA process.

### 2.2.3 HRA Task 3 – Avoidance and Mitigation

Where necessary, measures are recommended for incorporation into the Plan in order to avoid or mitigate adverse effects on European sites. There is considerable precedent concerning the level of detail that a Local Plan document needs to contain regarding mitigation for recreational impacts on European sites. The implication of this precedent is that it is not necessary for all measures that will be deployed to be fully developed prior to adoption of the Plan, but the Plan must provide an adequate policy framework within which these measures can be delivered.

In evaluating significance, AECOM has relied on professional judgement as well as the results of previous stakeholder consultation regarding development impacts on the European sites considered within this assessment.

When discussing 'mitigation' for a Local Plan document, one is concerned primarily with the policy framework to enable the delivery of such mitigation rather than the details of the mitigation measures themselves since the Local Plan document is a high-level policy document.

## 2.3 Geographical Scope of the HRA

There are no standard criteria for determining the ultimate physical scope of an HRA. Rather, the source-pathway-receptor model should be used to determine whether there is any potential pathway connecting development to any European sites. In the case of South Somerset District it was determined that for the initial coarse screen, multiple European Sites required consideration:

- Somerset Levels and Moors SPA / Ramsar
- River Axe SAC
- Brackets Coppice
- Rooksmoor SAC
- Mendip Woodlands SAC
- West Dorset Alder Woods SAC
- Holnest SAC

This was based upon a search within and 15km surrounding the district boundary, and considered the location of housing and employment development sites. These European Sites were therefore the subject of the initial screening exercise. It should be noted that the presence of a conceivable pathway linking the district to a European site does not mean that likely significant effects will occur.

---

<sup>6</sup> People Over Wind and Sweetman v Coillte Teoranta (C-323/17)

<sup>7</sup> Case C-461/17

## 3. Relevant Impact Pathways

The following impact pathways are considered relevant to the South Somerset draft Local Plan:

- Recreational pressure;
- Water quality;
- Water quantity, level and flow;
- Loss of functionally linked land; and
- Atmospheric pollution

### 3.1 Background to Recreational Disturbance

There is concern over the cumulative impacts of recreation on key nature conservation sites in the UK, as most sites must fulfill conservation objectives while also providing recreational opportunity. Various research reports have provided compelling links between changes in housing and access levels, and impacts on European protected sites<sup>8 9</sup>. This applies to any habitat, but the additional recreational pressure from housing growth on destinations designated for bird interests can be especially strong and some waterfowl qualifying for SPA designation are known to be susceptible to disturbance. Different European sites are subject to different types of recreational pressures and have different vulnerabilities. Studies across a range of species have shown that the effects from recreation can be complex. HRAs of Local Plans tend to focus on recreational sources of disturbance as a result of new residents<sup>10</sup>.

Human activity can affect birds either directly (e.g. through causing them to flee) or indirectly (e.g. through damaging their habitat or reducing their fitness in less obvious ways e.g. stress). The most obvious direct effect is that of immediate mortality such as death by shooting, but human activity can also lead to much subtler behavioural (e.g. alterations in feeding behaviour, avoidance of certain areas and use of sub optimal areas etc.) and physiological changes (e.g. an increase in heart rate). While these are less noticeable, they might result in major population-level changes by altering the balance between immigration/birth and emigration/death<sup>11</sup>.

Concern regarding the effects of disturbance on birds stems from the fact that they are expending energy unnecessarily and the time they spend responding to disturbance is time that is not spent feeding<sup>12</sup>. Disturbance therefore risks increasing energetic expenditure of birds while reducing their energetic intake, which can adversely affect the 'condition' and ultimately survival of the birds. Additionally, displacement of birds from one feeding site to others can increase the pressure on the resources available within the remaining sites, as they then must sustain a greater number of birds<sup>13</sup>. Moreover, the more time a breeding bird spends disturbed from its nest, the more its eggs are likely to cool and the more vulnerable they, or any nestlings, are to predators. Recreational effects on ground-nesting birds are particularly severe, with many studies concluding that urban sites support lower densities of key species, such as stone curlew and nightjar<sup>14 15</sup>. Recreation disturbance in winter can be more adverse because birds are more vulnerable at this time of year due to food shortages.

Evidence in the literature suggests that the magnitude of disturbance clearly differs between different types of recreational activities. For example, dog walking leads to a significantly higher reduction in bird diversity and

---

<sup>8</sup> Liley D, Clarke R.T., Mallord J.W., Bullock J.M. 2006a. The effect of urban development and human disturbance on the distribution and abundance of nightjars on the Thames Basin and Dorset Heaths. Natural England / Footprint Ecology.

<sup>9</sup> Liley D., Clarke R.T., Underhill-Day J., Tyldesley D.T. 2006b. Evidence to support the appropriate Assessment of development plans and projects in south-east Dorset. Footprint Ecology / Dorset County Council.

<sup>10</sup> The RTP1 report 'Planning for an Ageing Population' (2004) which states that 'From being a marginalised group in society, the elderly are now a force to be reckoned with and increasingly seen as a market to be wooed by the leisure and tourist industries. There are more of them and generally they have more time and more money.' It also states that 'Participation in most physical activities shows a significant decline after the age of 50. The exceptions to this are walking, golf, bowls and sailing, where participation rates hold up well into the 70s'.

<sup>11</sup> Riley, J. 2003. Review of Recreational Disturbance Research on Selected Wildlife in Scotland. Scottish Natural Heritage.

<sup>12</sup> Riddington, R. et al. 1996. The impact of disturbance on the behaviour and energy budgets of Brent geese. *Bird Study* 43:269-279

<sup>13</sup> Gill, J.A., Sutherland, W.J. & Norris, K. 1998. The consequences of human disturbance for estuarine birds. *RSPB Conservation Review* 12: 67-72

<sup>14</sup> Clarke R.T., Liley D., Sharp J.M., Green R.E. 2013. Building development and roads: Implications for the distribution of stone curlews across the Brecks. PLOS ONE. doi:10.1371/journal.pone.0072984.

<sup>15</sup> Liley D., Clarke R.T. 2003. The impact of urban development and human disturbance on the numbers of nightjar *Caprimulgus europaeus* on heathlands in Dorset, England. *Biological Conservation* 114: 219-230.

abundance than hiking<sup>16</sup>. Scientific evidence also suggests that key disturbance parameters, such as areas of influence and flush distance, are significantly greater for dog walkers than hikers<sup>17</sup>. A UK meta-analysis suggests that important spatial (e.g. the area of a site potentially influenced) and temporal (e.g. how often or long an activity is carried out) parameters differ between recreational activities, suggesting that activity type is a factor that should be taken into account by HRAs<sup>18</sup>.

Disturbance can also result from a wider urbanisation effect that might pose a much more direct threat to survival, such as in the case of predation by dogs and cats. Dogs are often exercised off-lead and roam out of sight of their owners, and have been documented to kill ground-nesting birds. Cats tend to roam freely at night, potentially seeking out prey many kilometres away from their home.

### 3.1.1 Non-breeding birds (August to July)

Because the Somerset Levels and Moors SPA / Ramsar is designated for overwintering waterfowl, this section discusses summarises academic research available on this functional group of birds.

The potential for disturbance may be different in winter than in summer, in that there are often a smaller number of recreational users. Furthermore, the impacts of disturbance at a population level may be reduced because birds are not breeding. However, recreational disturbance in winter may still have negative impacts, because birds face seasonal food shortages and are likely to be susceptible to any nutritional loss. Therefore, the abandonment of suitable feeding areas due to disturbance can have serious consequences for their ability to find suitable alternative feeding sites.

Evans & Warrington<sup>19</sup> found that on Sundays total water bird numbers (including shoveler and gadwall) were 19% higher on Stocker's Lake LNR in Hertfordshire, and attributed this to observed greater recreational activity on surrounding water bodies at weekends relative to week days displacing birds into the LNR. However, in this study, recreational activity was not quantified in detail, nor were individual recreational activities evaluated separately.

Tuite et al<sup>20</sup> used a large (379 sites), long-term (10-year) dataset (September – March species counts) to correlate seasonal changes in wildfowl abundance with the presence of various recreational activities. They determined that shoveler was one of the most sensitive species to recreational activities, such as sailing/windsurfing and rowing. Studies on recreation in the Solent have established that human leisure activities cause direct disturbance to wintering waterfowl populations<sup>21 22</sup>.

The degree of impact that varying levels of noise will have on different species of bird is poorly understood except that a number of studies have found that an increase in traffic levels on roads does lead to a reduction in the bird abundance within adjacent hedgerows - Reijnen et al (1995) examined the distribution of 43 passerine species (i.e. 'songbirds'), of which 60% had a lower density closer to the roadside than further away. By controlling vehicle usage they also found that the density generally was lower along busier roads than quieter roads<sup>23</sup>. A study on Holt Heath noted reduced levels of fitness due to occupation of sub optimal habitats alongside roads amongst heathland species.

A recent study on recreational disturbance on the Humber<sup>24</sup> assesses different types of noise disturbance on waterfowl referring to studies relating to aircraft (see Drewitt 1999<sup>25</sup>), traffic (Reijnen, Foppen, & Veenbaas 1997)<sup>26</sup>,

<sup>16</sup> Banks P.B., Bryant J.Y. 2007. Four-legged friend or foe? Dog walking displaces native birds from natural areas. *Biology Letters* 3: 14pp.

<sup>17</sup> Miller S.G., Knight R.L., Miller C.K. 2001. Wildlife responses to pedestrians and dogs. 29: 124-132.

<sup>18</sup> Weitowitz D., Panter C., Hoskin R., Liley D. The spatio-temporal footprint of key recreation activities in European protected sites. Manuscript in preparation.

<sup>19</sup> Evans, D.M. & Warrington, S. 1997. The effects of recreational disturbance on wintering waterbirds on a mature gravel pitlake near London. *International Journal of Environmental Studies* 53: 167-182

<sup>20</sup> Tuite, C.H., Hanson, P.R. & Owen, M. 1984. Some ecological factors affecting winter wildfowl distribution on inland waters in England and Wales and the influence of water-based recreation. *Journal of Applied Ecology* 21: 41-62

<sup>21</sup> Footprint Ecology. 2010. Recreational Disturbance to Birds on the Humber Estuary

<sup>22</sup> Footprint Ecology, Jonathan Cox Associates & Bournemouth University. 2010. Solent disturbance and mitigation project – various reports.

<sup>23</sup> Reijnen, R. et al. 1995. The effects of car traffic on breeding bird populations in woodland. III. Reduction of density in relation to the proximity of main roads. *Journal of Applied Ecology* 32: 187-202

<sup>24</sup> Helen Fearnley Durwyn Liley and Katie Cruickshanks (2012) Results of Recreational Visitor Survey across the Humber Estuary produced by Footprint Ecology

<sup>25</sup> Drewitt, A. (1999) Disturbance effects of aircraft on birds. English Nature, Peterborough.

<sup>26</sup> Reijnen, R., Foppen, R. & Veenbaas, G. (1997) Disturbance by traffic of breeding birds: evaluation of the effect and considerations in planning and managing road corridors. *Biodiversity and Conservation*, 6, 567-581.

dogs (Lord, Waas, & Innes 1997<sup>27</sup>; Banks & Bryant 2007<sup>28</sup>) and machinery (Delaney et al. 1999; Tempel & Gutierrez 2003). These studies identified that there is still relatively little work on the effects of different types of water based craft and the impacts from jet skis, kite surfers, windsurfers etc. (see Kirby et al. 2004<sup>29</sup> for a review). Some types of disturbance are clearly likely to invoke different responses. In very general terms, both distance from the source of disturbance and the scale of the disturbance (noise level, group size) will both influence the response (Delaney et al. 1999<sup>30</sup>; Beale & Monaghan 2005<sup>31</sup>). On UK estuaries and coastal sites, a review of WeBS data showed that, among the volunteer WeBS surveyors, driving of motor vehicles and shooting were the two activities most perceived to cause disturbance (Robinson & Pollitt 2002)<sup>32</sup>.

Disturbing activities present themselves on a continuum. Generally, activities that involve irregular, infrequent and loud noise events, movement or vibration are likely to be the most disturbing. For example, the presence of dogs around water bodies generate substantial disturbance due the areas accessed and their impact on bird behaviour. Birds are least likely to be disturbed by activities that involve regular, frequent, predictable and quiet patterns of sound, movement or vibration. The further any activity is from the birds, the less likely it is to result in disturbance. Therefore, the factors that determine species responses to disturbance include species sensitivity, timing/duration of the recreational activity and the distance between source and receptor of disturbance.

The specific distance at which a species takes flight when disturbed is known as the 'tolerance distance' (also called the 'escape flight distance') and greatly differs between species. Tolerance distances from various literature sources are summarised in Table 1. It is reasonable to assume from this evidence that disturbance is unlikely to be relevant at distances of beyond 200m. Generally, tolerance distances are known for only few species and should not be extrapolated to other species.

**Table 1: Tolerance distances in metres of 21 species of waterfowl to various forms of recreational disturbance, as described in the literature. Where the mean is not available, distances are provided as a range.<sup>33</sup>**

Species	Type of disturbance. <sup>1</sup> Tydeman (1978), <sup>2</sup> Keller (1989), <sup>3</sup> Van der Meer (1985), <sup>4</sup> Wolff et al (1982), <sup>5</sup> Blankestijn et al (1986)		
	Rowing boats/kayak	Sailing boats	Walking
Little grebe		60 – 100 <sup>1</sup>	
Great crested grebe	50 – 100 <sup>2</sup>	20 – 400 <sup>1</sup>	
Mute swan		3 – 30 <sup>1</sup>	
Teal		0 – 400 <sup>1</sup>	
Mallard		10 – 100 <sup>1</sup>	
Shoveler		200 – 400 <sup>1</sup>	
Pochard		60 – 400 <sup>1</sup>	
Tufted duck		60 – 400 <sup>1</sup>	

<sup>27</sup> Lord, A., Waas, J.R. & Innes, J. (1997) Effects of human activity on the behaviour of northern New Zealand dotterel *Charadrius obscurus aquilonius* chicks. *Biological Conservation*, 82,15-20.

<sup>28</sup> Banks, P.B. & Bryant, J.V. (2007) Four-legged friend of foe? Dog-walking displaces native birds from natural areas. *Biology Letters*, 3, 611-613.

<sup>29</sup> Kirby, J.S., Clee, C. & Seager, V. (1993) Impact and extent of recreational disturbance to wader roosts on the Dee estuary: some preliminary results. *Wader Study Group Bulletin*, 68, 53-58.

<sup>30</sup> Delaney, D.K., Grubb, T.G., Beier, P., Pater, L.L.M. & Reiser, H. (1999) Effects of Helicopter Noise on Mexican Spotted Owls. *The Journal of Wildlife Management*, 63, 60-76.

<sup>31</sup> Beale, C.M. & Monaghan, P. (2005) Modeling the Effects of Limiting the Number of Visitors on Failure Rates of Seabird Nests. *Conservation Biology*, 19, 2015-2019.

<sup>32</sup> Robinson, J.A. & Pollitt, M.S. (2002) Sources and extent of human disturbance to waterbirds in the UK: an analysis of Wetland Bird Survey data, 1995/96 to 1998/99: Less than 32% of counters record disturbance at their site, with differences in causes between coastal and inland sites. *Bird Study*, 49, 205.

<sup>33</sup> Tydeman, C.F. 1978. Gravel Pits as conservation areas for breeding bird communities. PhD thesis. Bedford College  
Keller, V. 1989. Variations in the response of Great Crested Grebes *Podiceps cristatus* to human disturbance - a sign of adaptation? *Biological Conservation* 49:31-45

Van der Meer, J. 1985. *De verstoring van vogels op de slikken van de Oosterschelde*. Report 85.09 Deltadienst Milieu en Inrichting, Middelburg. 37 pp.

Wolf, W.J., Reijnders, P.J.H. & Smit, C.J. 1982. The effects of recreation on the Wadden Sea ecosystem: many questions but few answers. In: G. Luck & H. Michaelis (Eds.), *Schriftenreihe M.E.L.F., Reihe A: Agnew. Wissensch* 275: 85-107

Blankestijn, S. et al. 1986. Seizoensverbreding in de recreatie en verstoring van Wulp en Scholkester op hoogwatervluchplaatsen op Terschelling. Report Projectgroep Wadden, L.H. Wageningen. 261pp.

Goldeneye	100 – 400 <sup>1</sup>
Smew	0 – 400 <sup>1</sup>
Moorhen	100 – 400 <sup>1</sup>
Coot	5 – 50 <sup>1</sup>
Curlew	211 <sup>3</sup> ; 339 <sup>4</sup> ; 213 <sup>5</sup>
Shelduck	148 <sup>3</sup> ; 250 <sup>4</sup>
Grey plover	124 <sup>3</sup>
Ringed plover	121 <sup>3</sup>
Bar-tailed godwit	107 <sup>3</sup> ; 219 <sup>4</sup>
Brent goose	105 <sup>3</sup>
Oystercatcher	85 <sup>3</sup> ; 136 <sup>4</sup> ; 82 <sup>5</sup>
Dunlin	71 <sup>3</sup> ; 163 <sup>2</sup>

The available baseline information suggests that the Somerset Levels and Moors SPA / Ramsar is vulnerable to recreational pressure because of the risk of disturbance to overwintering wildfowl species (e.g. Bewick's swan, golden plover), which are qualifying features of the SPA. The SPA / Ramsar is approximately 1.9km from the closest site allocations in Langport, and 24km from the furthest site allocations in Bruton. An increase in recreational pressure due to the implementation of the South Somerset Local Plan is therefore a potential concern for the populations of bird species which the SPA / Ramsar is designated for.

## 3.2 Background to Water Quality

The quality of the water that feeds European sites is an important determinant of the nature of their habitats and the species they support. Poor water quality can have a range of environmental impacts:

- At high levels, toxic chemicals and metals can result in immediate death of aquatic life, and can have detrimental effects even at lower levels, including increased vulnerability to disease and changes in wildlife behaviour.
- Eutrophication, the enrichment of plant nutrients in water, increases plant growth and consequently results in oxygen depletion. Algal blooms, which commonly result from eutrophication, increase turbidity and decrease light penetration. The decomposition of organic wastes that often accompanies eutrophication deoxygenates water further, augmenting the oxygen depleting effects of eutrophication. In the marine environment, nitrogen is the limiting plant nutrient and so eutrophication is associated with discharges containing available nitrogen.
- Some pesticides, industrial chemicals, and components of sewage effluent are suspected to interfere with the functioning of the endocrine system, possibly having negative effects on the reproduction and development of aquatic life.

The most prominent problem in relation to the South Somerset Local Plan is the discharge of sewage, which is likely to increase the nutrient concentration, in particular the phosphate levels, in the River Axe SAC. Preserving the quality of surface water runoff from hardstanding within the catchment of Somerset Levels and Moors SPA also needs consideration.

The Local Plan assessed in this HRA provides for development in the Wessex Water catchment, responsible for the public water supply and waste water treatment within South Somerset. The potential implications of residential and industrial development, particularly in Chard and Crewkerne, are outlined in Table 2.

**Table 2: Wastewater Treatment Works serving development areas in South Somerset that are in hydrological continuity with the River Axe SAC.**

WwTW Catchment	Residential and employment development quantum allocated in the South Somerset Local Plan	HRA implications
Chard WwTW (operated by Wessex Water)	1,995 new residential dwellings; 13.5ha of employment land	Discharge of sewage and industrial pollutants into local watercourses (ultimately entering the River Axe)
Crewkerne WwTW	1,194 new residential dwellings;	Discharge of sewage and industrial pollutants into local



(operated by Wessex Water)	6ha of employment land	watercourses (ultimately entering the River Axe)
----------------------------	------------------------	--

### 3.3 Background to Water Quantity, Levels and Flows

The unique nature of wetlands combines shallow water, high levels of nutrients and high primary productivity. These conditions are ideal for the growth of organisms at the basal level of food webs, which feed many species of birds, mammals, fish and amphibians. Overwintering and migrating wetland bird species are particularly reliant on these food sources, as they need to build up enough nutritional reserves to sustain their long migration routes.

Winter flooding is integral to the function of most wetlands and essential in maintaining a variety of foraging habitats for SPA birds. Maintaining a steady water supply during key stages of their life cycle will be critical for survival. However, different species vary in their requirements of water levels. Splash and / or shallow flooding is required to provide suitable feeding areas and roosting sites for ducks and waders. In contrast, deeper flooding is essential to provide these habitats for Bewick's swans and other ducks.

Wetland habitats rely on hydrological connections with other surface waters, such as rivers, streams and lakes. A constant supply of water is fundamental to maintaining the ecological integrity of sites. However, while the natural fluctuation of water levels within narrow limits is desirable, excess or too little water supply might cause the water level to be outside of the required range of SPA birds and / or their prey. This might lead to the loss of the structure and functioning of wetland habitats. There are two mechanisms through which urban development might negatively affect the water level in aquatic SPAs:

- The supply of new housing with potable water will require an increase in the abstraction of water from surface water and groundwater bodies. Depending on the level of water stress in the geographic region, this is likely to reduce the water level in SPAs that share the same catchment.
- The expansion of impermeable surfaces in urban areas increases the volume and speed of surface water runoff. As traditional drainage systems often cannot cope with the volume of stormwater, sewer overflows are designed to discharge excess water directly into watercourses. Often this pluvial flooding results in downstream inundation of watercourses and the potential flooding of wetland habitats.

Specifically, the Site Improvement Plan for the Somerset Levels and Moors SPA / Ramsar<sup>34</sup> identifies inappropriate water levels as a primary concern for the SPA / Ramsar. Increases to the quantity and rate of water delivery can result in summer flooding and prolonged / deeper winter flooding. This in turn results in the reduction of feeding and roosting sites for birds. For example, in areas where water is too deep, most waders will be unable to reach their food sources close to the ground.

Generally, wetlands within and downstream of urban areas are likely to have limited capacity to absorb some of the surface- water runoff from pavement and buildings, thereby providing flood control and preventing water logging of crops. However, if this capacity is exceeded, there might be adverse effects on the integrity of such sites.

The implementation of the South Somerset Local Plan is likely to result in changes to the water quantity, levels and flows in the catchment of the Somerset Levels and Moors SPA / Ramsar. This might alter the water level in the designated site with cascading effects on overwintering wildfowl.

### 3.4 Background to Loss of Functionally Linked Land

While most European sites have been geographically defined to encompass the key features that are necessary for coherence of their structure and function, and the support of their qualifying features, this is not necessarily the case. A diverse array of qualifying species including birds, bats and amphibians are not always confined to the boundary of designated sites.

For example, the highly mobile nature of both wildfowl and heathland birds implies that areas of habitat of crucial importance to the maintenance of their populations are outside the physical limits of European sites. Despite not being designated, this area is still integral to the maintenance of the structure and function of the interest feature on the designated site and, therefore, land use plans that may affect such areas should be subject to further assessment.

<sup>34</sup> <http://publications.naturalengland.org.uk/publication/6561001356918784> [Accessed 26/06/2019]



Furthermore, great crested newts (*Triturus cristatus*) undertake annual spring migrations from their dormancy sites to their breeding ponds. A recent study found that 95% of great crested newts migrate a maximum of 303m<sup>35</sup>. As a precautionary measure, 500m is usually used as the screening distance for this species in HRAs. Similarly, bats are known to travel considerable distances from their roosts to feeding sites. In a 2001 study, female adult Bechstein's bats regularly undertook commuting distances of up to 1km<sup>36</sup>. However, it is known that bat home ranges can be between 1-1.5km, with some individuals ranging up to 2.5km distance. Both spring migrations or regular foraging trips might take these species beyond the designated site boundary.

There is now an abundance of authoritative examples of HRA cases on plans affecting bird populations, where Natural England recognised the potential importance of functionally linked land<sup>37</sup>. For example, bird surveys in relation to a previous HRA established that approximately 25% of the golden plover population in the Somerset Levels and Moors SPA were affected while on functionally linked land, and this required the inclusion of mitigation measures in the relevant plan policy wording. Another important case study originates from the Mersey Estuary SPA / Ramsar, where adjacently located functionally linked land had a peak survey count of 108% of the 5 year mean peak population of golden plover. Similar to the above example, this led to considerable amendments in the planning proposal to ensure that the site integrity was not adversely affected.

Generally, the identification of an area as functionally linked land is now a relatively straightforward process. However, the importance of non-designated land parcels may not be apparent and require the analysis of existing data sources to be firmly established. In some instances, data may not be available at all, requiring further survey work. Several of the European Sites identified in this HRA harbour mobile species, which may be negatively affected by the implementation of the South Somerset Local Plan.

## 3.5 Background to Atmospheric Pollution

The main pollutants of concern for European sites are oxides of nitrogen (NOx), ammonia (NH<sub>3</sub>) and sulphur dioxide (SO<sub>2</sub>) and are summarised in Table 3. Ammonia can have a directly toxic effect upon vegetation, particularly at close distances to the source such as near road verges<sup>38</sup>. NOx can also be toxic at very high concentrations (far above the annual average critical level). However, in particular, high levels of NOx and NH<sub>3</sub> are likely to increase the total N deposition to soils, potentially leading to deleterious knock-on effects in resident ecosystems. Increases in nitrogen deposition from the atmosphere is widely known to enhance soil fertility and to lead to eutrophication. This often has adverse effects on the community composition and quality of semi-natural, nitrogen-limited terrestrial and aquatic habitats<sup>39 40</sup>.

**Table 3: Main sources and effects of air pollutants on habitats and species<sup>41</sup>**

Pollutant	Source	Effects on habitats and species
Sulphur Dioxide (SO <sub>2</sub> )	<p>The main sources of SO<sub>2</sub> are electricity generation, and industrial and domestic fuel combustion. However, total SO<sub>2</sub> emissions in the UK have decreased substantially since the 1980's.</p> <p>Another origin of sulphur dioxide is the shipping industry and high atmospheric concentrations of SO<sub>2</sub> have been documented in busy ports. In future years shipping is likely to become one of the most important contributors to SO<sub>2</sub> emissions in the UK.</p>	<p>Wet and dry deposition of SO<sub>2</sub> acidifies soils and freshwater, and may alter the composition of plant and animal communities.</p> <p>The magnitude of effects depends on levels of deposition, the buffering capacity of soils and the sensitivity of impacted species.</p> <p>However, SO<sub>2</sub> background levels have fallen considerably since the 1970's and are now not regarded a threat to plant communities. For example, decreases in Sulphur dioxide concentrations have</p>

<sup>35</sup> Kovar M., Brabec M., Vita R. & Bocek R. 2009. Spring migration distances of some Central European amphibian species. *Amphibia-Reptilia* 30: 367-378.

<sup>36</sup> Kerth G., Wagner M. & Koenig B. 2001. Roosting together, foraging apart: Information transfer about food is unlikely to explain sociality in female Bechstein's bats (*Myotis bechsteinii*). *Behavioral Ecology and Sociobiology* 50: 283-291.

<sup>37</sup> Chapman C & Tyldesley D. 2016. Functional linkage: How areas that are functionally linked to European sites have been considered when they may be affected by plans and projects – A review of authoritative decisions. Natural England Commissioned Reports 207: 73pp.

<sup>38</sup> [http://www.apis.ac.uk/overview/pollutants/overview\\_NOx.htm](http://www.apis.ac.uk/overview/pollutants/overview_NOx.htm).

<sup>39</sup> Wolseley, P. A.; James, P. W.; Theobald, M. R.; Sutton, M. A. 2006. Detecting changes in epiphytic lichen communities at sites affected by atmospheric ammonia from agricultural sources. *Lichenologist* 38: 161-176

<sup>40</sup> Dijk, N. 2011. Dry deposition of ammonia gas drives species change faster than wet deposition of ammonium ions: evidence from a long-term field manipulation *Global Change Biology* 17: 3589-3607

<sup>41</sup> Information summarised from the Air Pollution Information System (<http://www.apis.ac.uk/>)

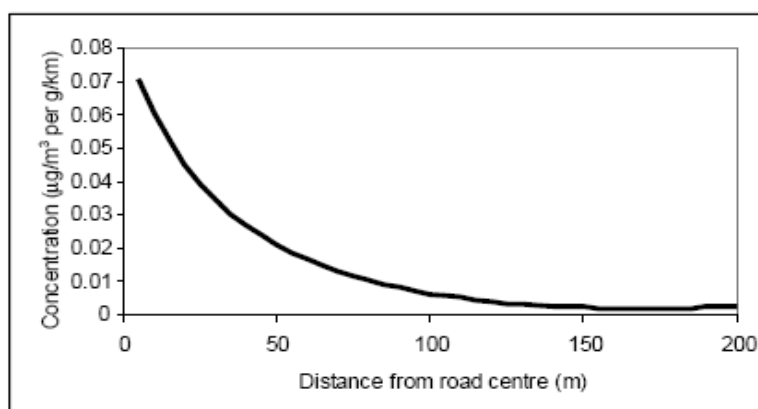
Pollutant	Source	Effects on habitats and species
		been linked to returning lichen species and improved tree health in London.
Acid deposition	<p>Leads to acidification of soils and freshwater via atmospheric deposition of SO<sub>2</sub>, NO<sub>x</sub>, ammonia and hydrochloric acid. Acid deposition from rain has declined by 85% in the last 20 years, which most of this contributed by lower sulphate levels.</p> <p>Although future trends in S emissions and subsequent deposition to terrestrial and aquatic ecosystems will continue to decline, increased N emissions may cancel out any gains produced by reduced S levels.</p>	<p>Gaseous precursors (e.g. SO<sub>2</sub>) can cause direct damage to sensitive vegetation, such as lichen, upon deposition.</p> <p>Can affect habitats and species through both wet (acid rain) and dry deposition. The effects of acidification include lowering of soil pH, leaf chlorosis, reduced decomposition rates, and compromised reproduction in birds / plants.</p> <p>Not all sites are equally susceptible to acidification. This varies depending on soil type, bed rock geology, weathering rate and buffering capacity. For example, sites with an underlying geology of granite, gneiss and quartz rich rocks tend to be more susceptible.</p>
Ammonia (NH <sub>3</sub> )	<p>Ammonia is a reactive, soluble alkaline gas that is released following decomposition and volatilisation of animal wastes. It is a naturally occurring trace gas, but ammonia concentrations are directly related to the distribution of livestock.</p> <p>Ammonia reacts with acid pollutants such as the products of SO<sub>2</sub> and NO<sub>x</sub> emissions to produce fine ammonium (NH<sub>4</sub><sup>+</sup>) - containing aerosol. Due to its significantly longer lifetime, NH<sub>4</sub><sup>+</sup> may be transferred much longer distances (and can therefore be a significant trans-boundary issue).</p> <p>While ammonia deposition may be estimated from its atmospheric concentration, the deposition rates are strongly influenced by meteorology and ecosystem type.</p>	<p>The negative effect of NH<sub>4</sub><sup>+</sup> may occur via direct toxicity, when uptake exceeds detoxification capacity and via N accumulation.</p> <p>Its main adverse effect is eutrophication, leading to species assemblages that are dominated by fast-growing and tall species. For example, a shift in dominance from heath species (lichens, mosses) to grasses is often seen.</p> <p>As emissions mostly occur at ground level in the rural environment and NH<sub>3</sub> is rapidly deposited, some of the most acute problems of NH<sub>3</sub> deposition are for small relict nature reserves located in intensive agricultural landscapes.</p>
Nitrogen oxides (NO <sub>x</sub> )	<p>Nitrogen oxides are mostly produced in combustion processes. Half of NO<sub>x</sub> emissions in the UK derive from motor vehicles, one quarter from power stations and the rest from other industrial and domestic combustion processes.</p> <p>In contrast to the steep decline in Sulphur dioxide emissions, nitrogen oxides are falling slowly due to control strategies being offset by increasing numbers of vehicles.</p>	<p>Direct toxicity effects of gaseous nitrates are likely to be important in areas close to the source (e.g. roadside verges). A critical level of NO<sub>x</sub> for all vegetation types has been set to 30 ug/m3.</p> <p>Deposition of nitrogen compounds (nitrates (NO<sub>3</sub>), nitrogen dioxide (NO<sub>2</sub>) and nitric acid (HNO<sub>3</sub>)) contributes to the total nitrogen deposition and may lead to both soil and freshwater acidification.</p> <p>In addition, NO<sub>x</sub> contributes to the eutrophication of soils and water, altering the species composition of plant communities at the expense of sensitive species.</p>
Nitrogen deposition	<p>The pollutants that contribute to the total nitrogen deposition derive mainly from oxidized (e.g. NO<sub>x</sub>) or reduced (e.g. NH<sub>3</sub>) nitrogen emissions (described separately above). While oxidized nitrogen mainly originates from major conurbations or highways, reduced nitrogen mostly derives from farming practices.</p>	<p>All plants require nitrogen compounds to grow, but too much overall N is regarded as the major driver of biodiversity change globally.</p> <p>Species-rich plant communities with high proportions of slow-growing perennial species and bryophytes are most at risk from N eutrophication. This is because many semi-natural plants cannot assimilate</p>

Pollutant	Source	Effects on habitats and species
	The N pollutants together are a large contributor to acidification (see above).	the surplus N as well as many graminoid (grass) species.  N deposition can also increase the risk of damage from abiotic factors, e.g. drought and frost.
Ozone (O <sub>3</sub> )	A secondary pollutant generated by photochemical reactions involving NO <sub>x</sub> , volatile organic compounds (VOCs) and sunlight. These precursors are mainly released by the combustion of fossil fuels (as discussed above).  Increasing anthropogenic emissions of ozone precursors in the UK have led to an increased number of days when ozone levels rise above 40ppb ('episodes' or 'smog'). Reducing ozone pollution is believed to require action at international level to reduce levels of the precursors that form ozone.	Concentrations of O <sub>3</sub> above 40 ppb can be toxic to both humans and wildlife, and can affect buildings.  High O <sub>3</sub> concentrations are widely documented to cause damage to vegetation, including visible leaf damage, reduction in floral biomass, reduction in crop yield (e.g. cereal grains, tomato, potato), reduction in the number of flowers, decrease in forest production and altered species composition in semi-natural plant communities.

Sulphur dioxide emissions overwhelmingly derive from power stations and industrial processes that require the combustion of coal and oil, as well as (particularly on a local scale) shipping<sup>42</sup>. Ammonia emissions originate from agricultural practices<sup>43</sup>, with some chemical processes also making notable contributions. As such, it is unlikely that material increases in SO<sub>2</sub> or NH<sub>3</sub> emissions will be associated with the available Local Plan Documents. NO<sub>x</sub> emissions, however, are dominated by the output of vehicle exhausts (more than half of all emissions). A 'typical' housing development will contribute by far the largest portion to its overall NO<sub>x</sub> footprint (92%) through the associated road traffic. Other sources, although relevant, are of minor importance (8%) in comparison<sup>44</sup>. Emissions of NO<sub>x</sub> could therefore be reasonably expected to increase because of a higher number of vehicles due to implementation of the Local Plan Documents.

According to the World Health Organisation, the critical NO<sub>x</sub> concentration (critical threshold) for the protection of vegetation is 30 µgm<sup>-3</sup>; the threshold for sulphur dioxide is 20 µgm<sup>-3</sup>. In addition, ecological studies have determined 'critical loads'<sup>45</sup> of atmospheric nitrogen deposition (that is, NO<sub>x</sub> combined with ammonia NH<sub>3</sub>).

According to the Department of Transport's Transport Analysis Guidance, beyond 200m, the contribution of vehicle emissions from the roadside to local pollution levels is not significant<sup>46</sup>. This is therefore the distance that has been used throughout this HRA in order to determine whether European sites are likely to be significantly affected by development outlined in the Local Plan.



<sup>42</sup> [http://www.apis.ac.uk/overview/pollutants/overview\\_SO2.htm](http://www.apis.ac.uk/overview/pollutants/overview_SO2.htm).

<sup>43</sup> Pain, B.F.; Weerden, T.J.; Chambers, B.J.; Phillips, V.R.; Jarvis, S.C. 1998. A new inventory for ammonia emissions from U.K. agriculture. *Atmospheric Environment* 32: 309-313

<sup>44</sup> Proportions calculated based upon data presented in Dore CJ et al. 2005. UK Emissions of Air Pollutants 1970 – 2003. UK National Atmospheric Emissions Inventory. <http://www.airquality.co.uk/archive/index.php>

<sup>45</sup> The critical load is the rate of deposition beyond which research indicates that adverse effects can reasonably be expected to occur

<sup>46</sup> <http://www.dft.gov.uk/webtag/documents/expert/unit3.3.3.php#013>; accessed 12/05/2016

**Figure 3: Traffic contribution to concentrations of pollutants at different distances from a road  
(Source: DfT<sup>47</sup>)**

Exhaust emissions from vehicles are capable of adversely affecting most plants and their community composition. Considering this, an increase in net population and employment growth within the South Somerset District could result in increased traffic alongside several of the SACs within 15km of the district boundary.

---

<sup>47</sup> <http://www.dft.gov.uk/ha/standards/dmrb/vol11/section3/ha20707.pdf>; accessed 13/07/2018

## 4. Screening of LSEs Relating to the Plan

### 4.1 Impact Pathway: Recreational Pressure

The residential development outlined in the South Somerset Local Plan allocates 15,638 new homes, which is likely to result in a net increase of recreational visits to nearby greenspaces. Local residents are likely to undertake considerable distances to undertake recreational activities, such as dog walking, walking and exercising. This impact pathway is likely to affect the following European site partly located within the boundary of South Somerset:

- **Somerset Levels and Moors SPA / Ramsar**

As highlighted in Appendix A the Somerset Levels and Moors SPA / Ramsar is a European site designated for several migratory and overwintering bird species. Policies that directly influence the number of people using this SPA / Ramsar have the potential for LSEs by causing disturbance to these birds. This might affect the survival of these qualifying features, ultimately causing adverse effects on site integrity.

Regarding the impact pathway of recreational pressure, the following policies detailed in the Local Plan are likely to result in LSEs on the Somerset Levels and Moors SPA / Ramsar:

- Policy SS2: Delivering New Housing Growth
- Policy HG6: Gypsies, Travellers And Travelling Showpeople
- Policy TC1: Yeovil Town Centre Regeneration Sites

A core catchment of 5km (based on the 75<sup>th</sup> percentile of visitors) has been identified for many SPAs. This has been used as an indicator of relative housing density around the SPA to reflect the number of residential dwellings close to the SPA / Ramsar and from which a significant portion of the recreational pressure is likely to arise, although as discussed later in the HRA the core catchment of this specific SPA appears to be considerably larger than 5km.

The following site allocation policies within 5km of the SPA / Ramsar detail residential growth and are likely to result in LSEs on the Somerset Levels and Moors SPA / Ramsar:

- Policy LH1 – 80 dwellings (Housing Growth At Land Between Somerton Road And Field Road (The Trial Ground), Langport); 1.9km distance
- Policy LH2 – 100 dwellings (Housing Growth At Land Between Somerton Road And Wearne Lane; Langport), 1.9km distance
- Policy SM1 – 140 dwellings (Housing Provision On Land West Of St. Cleer's Orchard, Somerton); 2.9km distance
- Policy MB1 – 55 dwellings (Housing Provision North Of Coat Road, Martock); 2.9km distance
- Policy MB2 – 95 dwellings (Housing Provision South Of Coat Road, Martock); 3.1km distance
- Policy MB3 – 60 dwellings (Housing Provision South Of Hills Lane, Martock); 3.2km distance
- Policy SP1 – 45 dwellings (Housing Provision South Of Hospital Lane, South Petherton); 3.9km distance
- Policy SP2 – 10 dwellings (Housing Provision At Rear Of Littlehays, South Petherton); 4.4km distance

It can be seen that the plan only has a low density of allocations around the SPA, reflecting its rural setting. A total of 585 dwellings are proposed for allocation within 5km of the site and the closest of those are nearly 2km from the SPA. Nonetheless, these policies and site allocations have been screened in for Appropriate Assessment in section 5.

## 4.2 Impact Pathway: Water Quality

Aquatic pollution poses a significant threat to biodiversity throughout the English lowlands. The major problem is the excessive input of phosphorus (the limiting nutrient in freshwater environments) from diffuse and point sources, and the resulting eutrophication. This impact pathway is likely to affect the following European site located partly within the boundary of South Somerset:

- **River Axe SAC**
- Somerset Levels and Moors SPA / Ramsar

The Somerset Levels and Moors SPA / Ramsar depend on surface water input over a large catchment area, including the Rivers Axe, Brue, Parrett and Tone. However, the ability of the site to support wintering waterfowl is probably not compromised by enhanced nutrient inputs, because the grazing marshes are relatively nutrient tolerant and are naturally high nutrient systems compared to other semi-natural habitats. This is reflected in Natural England's Supplementary Advice Note on Conserving and Restoring Features in the SPA / Ramsar, which states that *'The SPA qualifying features are relatively insensitive to organic and nutrient pollution'*. Due to the above, the Somerset Levels and Moors SPA / Ramsar is not considered further in relation to the impact pathway water quality. The Somerset Levels and Moors SPA / Ramsar is screened out from Appropriate Assessment.

In contrast, the qualifying features of the River Axe SAC are particularly sensitive to changes in water quality, as identified in its Site Improvement Plan, particularly phosphorus which comes from both agricultural runoff and discharge of treated sewage effluent. Some of the development areas and their associated Wastewater Treatment Works (WwTWs) are within the catchment of the River SAC and thus might have negative impacts on its qualifying features.

Given the hydrological connectivity between some of the development areas detailed in the Plan and the River Axe SAC, there are LSEs of the following policies:

- Policy SS2: Delivering New Housing Growth
- Policy SS3: Delivering New Employment Land
- Policy HG6: Gypsies, Travellers And Travelling Showpeople

The following site allocation policies are likely to result in LSEs on the River Axe SAC:

- Policy TC3: Chard Town Centre Regeneration Site
- Policy CH1: Chard Eastern Development Area
- Policy CH2: Housing Growth At Land East Of Crimchard, Chard
- Policy CH3: Housing Growth At Land West Of Crimchard, Chard
- Policy CR1: Housing Growth East Of Lang Road, Crewkerne
- Policy CR2: Housing Growth At Land Rear Of Penlain, Crewkerne
- Policy CR3: Housing Growth At Land West Of Station Road, Crewkerne
- Policy CR4: Housing Growth At Land East Of Charlton Close, Crewkerne
- Policy CR5: Employment Growth At Rear Of Cropmead Trading Estate, Crewkerne

These policies and site allocations have therefore been screened in for Appropriate Assessment in section 5.

## 4.3 Impact Pathway: Water Quantity, Levels and Flow

Excessive changes in the water level of European Sites are most likely to be caused by increased water abstraction rates and surface water run-off in or near urbanised areas. This impact pathway is likely to affect the following European site located partly within the boundary of South Somerset:

- **Somerset Levels and Moors SPA / Ramsar**

The Somerset Levels and Moors SPA / Ramsar depend on surface water input over a large catchment area, including the Rivers Axe, Brue, Parrett and Tone, to maintain its water level. The importance of a steady water level



regime in sustaining the qualifying species (and / or their habitats) is highlighted in Natural England's Supplementary Advice Note on Conserving and Restoring Features in the SPA / Ramsar. This document states that *'The presence of overwintering SPA birds on the floodplain depends on a complex integrated approach to water level and flood risk management'*. Given the above, the Somerset Levels and Moors SPA / Ramsar is considered vulnerable to potential changes in the hydrological regime resulting from the South Somerset Local Plan.

Given the considerable extent of development and the large catchment area of the Somerset Levels and Moors SPA / Ramsar, there are LSEs of the following policies:

- Policy SS2: Delivering New Housing Growth
- Policy SS3: Delivering New Employment Land
- Policy HG6: Gypsies, Travellers And Travelling Showpeople

These strategic policies have therefore been screened in for Appropriate Assessment in section 5. As the contribution of individual sites to changes in the SPA's water level is very difficult to determine, this HRA takes the approach of screening in the strategic cumulative growth of residential and employment land policies. The Individual site allocation policies are screened out.

## 4.4 Impact Pathway: Loss of Functionally Linked Land

As described in the 'Background to Loss of Functionally Linked Land' section of the report, functional linkage occurs where land beyond the boundary of a European site fulfils a crucial role in ecologically supporting the populations of species for which the site was designated. This impact pathway is likely to affect the following European site within and outside the boundary of South Somerset:

- Holnest SAC
- Brackets Coppice SAC
- **Somerset Levels and Moors SPA / Ramsar**

Holnest SAC is designated for the presence of great crested newts that are associated with both aquatic and terrestrial habitats on the site. Most great crested newts are known to disperse around 250m from their breeding pond to seek out terrestrial habitats, such as meadows, tussocky grassland, scrub and woodland for foraging and shelter. However, some individuals are known to migrate up to 500m from their breeding pond, which is therefore their screening distance for functionally linked land used in HRAs. However, the closest site allocations in the South Somerset Local Plan (MP1 and MP2) are over 7km from the SAC. Thus, there will be no LSEs of the Plan on Holnest SAC through the impact pathway loss of functionally linked land. Holnest SAC is therefore screened out from Appropriate Assessment.

Brackets Coppice SAC is designated for the presence of Bechstein's bats that are associated with the mature deciduous woodland on site. Like all bat species, Bechstein's bats are highly mobile, using flightlines along linear landscape features (e.g. woodland edge, hedgerows or watercourses) to feed or roost outside designated site boundaries. Bechstein's bats have a typical ranging behaviour of 1-1.5km, but some individuals travel up to 2.5km from their roosts. Therefore, any development within 2.5km of the SAC might have negative impacts on its Bechstein population. However, the closest allocations in the South Somerset Local Plan are located at a distance of 5.5km in Crewkerne. Thus, there will be no LSEs of the Plan on Brackets Coppice through the impact pathway loss of functionally linked land. Brackets Coppice SAC is therefore screened out from Appropriate Assessment.

The Somerset Levels and Moors SPA / Ramsar is designated for its assemblages of overwintering bird species, including Bewick swan, golden plover, shoveler, teal and wigeon. It is now widely known that many of these bird species depend on land beyond the designated site boundaries for their survival. For example, the site conservation objectives for the Somerset Levels and Moors SPA / Ramsar highlight that Bewick's swans depend on the supply of cereal grains, rape, potatoes and sugar beet on land located outside the SPA. A study has shown that Bewick swans travel 5-10km from roosts to feeding sites<sup>48</sup>. Similarly, a BTO Research Report determined the high mobility of golden plover, which travel up to 10km between feeding sites<sup>49</sup>. Given this data, residential and employment

<sup>48</sup> Nolet B.A., Bevan R.M., Klaassen M., Langevoord O., Van Der Heijden Y.G.J.T. (2002). Habitat switching by Bewick's swans: Maximization of average long-term energy gain? **Journal of Animal Ecology** 71: 979-993.

<sup>49</sup> Gillings S. & Fuller R.J. (1999). Winter Ecology of Golden Plovers and Lapwings: A Review and Consideration of Extensive Survey Methods. BTO Research Report No. 224. 54pp.



development within 10km of the Somerset Levels and Moors SPA / Ramsar has the potential to result in the loss of functionally linked land for these qualifying species.

The following site allocation policies provide for housing and / or employment growth within 10km of the Somerset Levels and Moors SPA / Ramsar, thereby potentially resulting in the loss of functionally linked land:

- Policy LH1 – 1.9km
- Policy LH2 – 1.9km
- Policy SM1 – 2.9km
- Policy SM2 – 3.7km
- Policy SM3 – 4.1km
- Policy MB1 – 2.9km
- Policy MB2 – 3.1km
- Policy MB3 – 3.2km
- Policy SP1 – 3.9km
- Policy SP2 – 4.4km
- Policy IL1 – 5.5km
- Policy RD3 – 6.5km
- Policy RD4 – 6.7km
- Policy RD5 – 5.7km
- Policy IM1 – 9.1km
- Policy IM2 – 8.2km
- Policy IM3 – 8.4km
- Policy YV2 – 8km
- Policy YV4 – 9.2km

These policies and site allocations have therefore been screened in for Appropriate Assessment in section 5. Because the loss of functionally linked land is ultimately determined at a more detailed plan level, i.e. at the level of specific land parcel, we have screened in the individual site allocation policies while screening out the overall strategic growth policies.

## 4.5 Impact Pathway: Atmospheric Pollution

Local Plans can lead to increased traffic on major roads near European sites due to the delivery of net new housing and employment and thus an increase in car-based journeys to work. This can in turn lead to LSEs on qualifying features that are sensitive to the deposition of oxides of nitrogen ( $\text{NO}_x$ ), ammonia ( $\text{NH}_3$ ) and total nitrogen. This impact pathway could affect the following European sites identified within the boundary of South Somerset or that are located outside the district's boundary but connected to development in South Somerset:

- Brackets Coppice SAC
- Quants SAC
- Mendip Woodlands SAC
- Rooksmoor SAC
- West Dorset Alder Woods SAC

**Note that while none of these sites lies within South Somerset, all European sites are located within 10km of the district's geographical boundary, and could be affected by increased traffic due to development allocated in the Local Plan.**

Pollutants emitted from traffic have a significant impact close to the road, within 200m of the roadside. It is therefore important to identify important travel nodes that are located close to European sites and have the potential to result

in LSEs. An investigation into the road infrastructure within 200m of these European Sites, indicates that there are no major roads within 200m of the Quants SAC, Brackets Coppice SAC and the West Dorset Alder Woods SAC. Therefore, it is concluded that the Plan would not result in LSEs on these SACs through the impact pathway atmospheric pollution. These SACs are therefore screened out from Appropriate Assessment.

However, Rooksmoor SAC lies directly adjacent to the A357, a main road that connects South Somerset to North Dorset and is likely to be significant for commuter traffic to and from South Somerset. Furthermore, the Mendip Woodlands SAC lies within 200m of the A361, a road that connects with the A37 north of South Somerset, and equally could be a major transit area for commuter traffic.

Therefore, the European sites that are both susceptible and within the 200m screening distance for atmospheric pollution are:

- **Rooksmoor SAC**
- **Mendip Woodlands SAC**

The following thresholds for Rooksmoor SAC regarding atmospheric pollutants associated with engine exhausts have been identified in APIS:

Total nitrogen deposition:

- The designated *Molinia* meadows are relatively nitrogen tolerant, with a nitrogen critical load<sup>50</sup> of 15-25 kg N/ha/yr
- The habitats within this SAC on which the marsh fritillary depends are the *Molinia* grasslands and therefore this species also has a critical N load of 15-25 kg N/ha/yr

NO<sub>x</sub> concentrations:

- All vegetation has a critical level of 30 ug NO<sub>x</sub>/m<sup>3</sup> (annual mean)

The following thresholds for Mendip Woodlands SAC regarding atmospheric pollutants associated with engine exhausts have been identified in APIS:

Total nitrogen deposition:

- The designated *Quercus* woodland have a total critical nitrogen load of 15-20 kg N/ha/yr

NO<sub>x</sub> concentrations:

- All vegetation has a critical level of 30 ug NO<sub>x</sub>/m<sup>3</sup> (annual mean)

Regarding the impact pathway atmospheric pollution, the following policies in the South Somerset Local Plan are likely to cause LSEs on the above listed European sites:

- Policy SS2: Delivering New Housing Growth
- Policy SS3: Delivering New Employment Land
- Policy HG6: Gypsies, Travellers And Travelling Showpeople

These policies have therefore been screened in for Appropriate Assessment in section 5. Because atmospheric pollution requires mainly a cumulative assessment and the key development areas are relatively distant from Rooksmoor SAC and Mendip Woodlands SAC, this HRA has taken the approach of screening in the overarching strategic growth policies. The individual residential and employment site allocations are screened out.

## 4.6 In-combination Assessment

Under the Conservation of Habitats and Species Regulations 2017 (as amended) it is obligatory to not only assess LSEs of a proposed plan alone, but also to investigate whether there might be 'in-combination' effects with plans proposing development in other authorities surrounding a European protected site. In practice, such an 'in-combination' assessment is of greatest relevance when a plan would otherwise be screened out, due to a small individual effect. The in-combination scope is most relevant to the following impact pathways that are linked to the South Somerset Local Plan:

<sup>50</sup> A quantitative estimate of an exposure to one or more pollutants below which significant harmful effects on specified sensitive elements of the environment do not occur according to present knowledge

- Recreational pressure
- Water quality
- Loss of functionally linked land
- Atmospheric pollution

This is because these impact pathways are of a cumulative nature, incorporating impacts from a scope that extends beyond the geographic boundary of South Somerset District. For example, the Somerset Levels and Moors SPA / Ramsar is as likely to be visited by residents from surrounding authorities than it is by South Somerset residents. The magnitude of this impact pathway will therefore be determined by the cumulative recreational pressure arising from all relevant authorities.

For the purposes of this HRA, we have identified several districts that have put forward their own Local Plans or Core Strategies, outlining residential and / or employment growth within their own boundary. These include Taunton Deane, Sedgemoor, Mendip, Wiltshire, North Dorset, West Dorset and East Devon. Table 4 summarises the residential growth allocated within the respective plan documents for these authorities. The housing levels delivered in the respective authorities will be taken account at the Appropriate Assessment stage of this HRA.

The impact pathway loss of functionally linked land has an in-combination scope, because there might be a loss of multiple parcels of functionally linked land due to the implementation of several Local Plans. This might result in a cumulative, in-combination depletion of functionally linked land available to mobile SPA / Ramsar and SAC species.

**Table 4: Number of houses that are to be delivered in other authorities surrounding the Somerset Levels and Moors SPA / Ramsar, according to adopted Core Strategies and Local Plans.**

Local Authority	Total housing provided
West Somerset & Taunton	2,900 (2015-2032 <sup>51</sup> ; Local Plan Adopted 2016)
Sedgemoor	6,848 (2015-2032 <sup>52</sup> ; Local Plan Adopted 2019)
Mendip	9,635 (2006-2029 <sup>53</sup> ; Local Plan Adopted 2014)
Wiltshire	42,000 (2011-2026 <sup>54</sup> ; Core Strategy Adopted 2015)
North Dorset	5,700 (2011-2031 <sup>55</sup> ; Local Plan Adopted 2016)
West Dorset	15,500 (2011-2031 <sup>56</sup> ; Local Plan Adopted 2015)
East Devon	16,393 (2013-2031 <sup>57</sup> ; Local Plan Adopted 2016)

## 5. Appropriate Assessment

### 5.1 Recreational Disturbance

The South Somerset Local Plan allocates 15,638 new dwellings over the Plan period 2016-2036, which will lead to an increase in the number of recreational users in the district. In turn this will result in more visits being undertaken to nature sites.

This HRA identified one European Site within South Somerset District that is likely to be susceptible to an increase in recreational pressure:

<sup>51</sup> <https://www.somersetwestandtaunton.gov.uk/media/1074/adopted-west-somerset-council-local-plan-to-2032-document.pdf> [Accessed 22/05/2019]

<sup>52</sup> <https://www.sedgemoor.gov.uk/LocalPlan> [Accessed 22/05/2019]

<sup>53</sup> <https://www.mendip.gov.uk/media/9073/Adopted-Local-Plan-2014/pdf/Adopted-Local-Plan-2014-with-erratum-note.pdf?m=635687489961600000> [Accessed 22/05/2019]

<sup>54</sup> <http://www.wiltshire.gov.uk/planning-policy-core-strategy> [Accessed 22/05/2019]

<sup>55</sup> <https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning-policy/north-dorset/the-north-dorset-local-plan/pdfs/pdfs-north-dorset-local-plan/north-dorset-local-plan-part-1-policy-1-to-21.pdf> [Accessed 22/05/2019]

<sup>56</sup> <https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning-policy/west-dorset-and-weymouth-portland/adopted-local-plan/pdfs/alp/west-dorset-weymouth-portland-local-plan-2015.pdf> [Accessed 22/05/2019]

<sup>57</sup> <http://eastdevon.gov.uk/media/1772841/local-plan-final-adopted-plan-2016.pdf> [Accessed 22/05/2019]

- **Somerset Levels and Moors SPA / Ramsar**

Delivery of residential development set out in the South Somerset Local Plan is likely to lead to an increase in recreational activity within the SPA / Ramsar.

Generally, the SPA / Ramsar is relatively remote from the main population centres of Yeovil, Ilminster and Chard, which are also where most residential growth due to the Plan will occur. The closest (i.e. within 5km) residential site allocations in Langport, Somerton and Martock, are all relatively small and are thus not expected to lead to adverse effects on the SPA's site integrity. The plan only has a low density of allocations around the SPA / Ramsar, reflecting its rural setting. A total of 585 dwellings are proposed for allocation within 5km of the site and the closest of those are nearly 2km from the SPA. This is relevant because various investigations into the habits of recreational visitors to nationally and internationally important wildlife sites have found that the majority of dog walkers and casual walkers are generally disinclined to walk very far to visit sites for recreation.

For example, in one of the most thorough studies, visitor surveys were conducted at the Thames Basin Heaths Special Protection Area. The study found that the average distance between the visitor's home postcode and Thames Basin Heaths SPA when arriving by foot was 0.8 km, with 75% of foot-based visitors living within a 0.9 km straight line distance from the visitor survey point. Other surveys show a similar broad pattern, since there is a natural limit as to how far most people are prepared to walk to visit a particular countryside site, even when it is large and appealing.

Due to the considerable distance of the closest site allocations from the SPA it is therefore probable that the limited amount of parking available near components of the SPA in South Somerset, will inherently limit any increase in visitor numbers due to an increase in local housing. In addition to this, a study carried out in 2002 found that in Moorlinch SSSI, a component of the SPA in Mendip District, visitors had a low-level impact on overwintering bird species (Chown, 2002). It was determined that there was little suitable habitat close to footpaths, and that most birds were therefore aggregating in wetter, inaccessible parts of the site.

As it is not considered there will be adverse effects of any Plan policy alone, an in-combination effect with residential growth in surrounding authorities will be discussed in the following in-combination section.

## **5.1.1 In-combination Assessment**

It has become customary to assess recreational pressure in-combination with residential growth in nearby authorities, as visitors frequently move between districts for recreational activities. The most recent piece of evidence for such an in-combination assessment is a visitor that stems from the HRA of the Mendip Local Development Framework Draft Core Strategy (2011).

It summarises results from a bespoke visitor survey undertaken on several components of the Somerset Levels and Moors SPA / Ramsar. As part of the survey and most relevant to this HRA, one SPA parcel within the South Somerset District boundary was surveyed: Ablake Clyce, Pibsbury, Langport. However, survey results for parcels that lie outside South Somerset are still useful, as they provide an indication of how popular the site is for recreation. The broad aim of the survey was to establish how popular sites were among residents, how far people travelled to visit and the reasons why people were visiting.

The data highlight that recreational pressure is highest in summer (when SPA bird numbers are lowest) and much lower in the winter months (the key period for most SPA birds). The number of people visiting over two days in October was low at most survey points. For example, at Ablake Clyce, the SPA parcel closest to new residential development outlined in the South Somerset Local Plan, only 27 visitors were recorded over two days. At Ashcott Corner further north in Mendip District, the visitor number over two days was 203, and therefore much higher.

The Somerset Levels and Moors SPA / Ramsar appears to have a relatively unusual catchment size, which is probably related to the type of recreation it attracts. The most popular activities were birdwatching (37.7% of interviewees) and walking (35% of interviewees). Bird-watching is not particularly associated with the amount of local housing, with bird watchers travelling very large distances to visit sites. On average, 40% of visitors travelled more than 20km, whilst 22% of visitors travelled between 5km and 10km to the site. A total of 62% of visitors are therefore sourced from beyond 5km. As such, most visitors to this SPA appear to be people from across the region rather than being local residents. Furthermore, travel distances were different between activities, with walkers and dog walkers living nearby, while bird watchers living significantly further away.

The key results regarding the recreational impact pathway are therefore:

- **Overall, the SPA / Ramsar experiences relatively low levels of use**
- **The SPA / Ramsar has a relatively large catchment area**

- **There is a high proportion of bird watchers compared to locals**

The Mendip Core Strategy HRA also reported that, according to Natural England, the level of disturbance across the SPA is considered to be low. The main reasons for this are that: the SPA is relatively remote, there are limiting parking opportunities for visitors and significant parts of sites are not served by paths. The HRA states that '*the vast majority of users stick to defined paths and walking routes*', thereby avoiding many of the more sensitive areas of the SPA.

It is noted that some key components of the SPA / Ramsar relevant to the South Somerset Local Plan were not surveyed in 2010. This includes the RSPB site at West Sedgemoor and a parcel to the north-west of Kingsbury Episcopi, which could be recreational destinations for South Somerset residents. However, the conclusions of this assessment regarding the relatively low density of housing proposed around the SPA in South Somerset, and the role that parking availability will have in inherently restricting visitor numbers, will still apply.

It is concluded that the South Somerset Local Plan will not result in adverse effects on the integrity of the Somerset Levels and Moors SPA / Ramsar through the impact pathway recreational pressure.

## 5.2 Water Quality

The development allocations (both residential and employment) outlined in the South Somerset Local Plan are likely to affect the water quality in freshwater bodies throughout the district. Changes in water quality, and particularly nutrient concentrations, are likely to affect the integrity of European Sites that are aquatic in nature and are in hydrological connectivity with such impacted areas.

This HRA identified one European site outside the boundary of South Somerset District that is likely to be susceptible to changes in water quality:

- **River Axe SAC**

**Note: While this European Sites lies outside the district boundary of South Somerset, it must be considered in this HRA because it shares a linking impact pathway.**

The *Ranunculon fluitantis* (water-crowfoots) and *Callitriche-Batrachion* vegetation, the qualifying features of this SAC, are particularly susceptible to elevated nutrient levels. Treated sewage effluent, particularly its high concentration of phosphorus, can cause eutrophication and cloudy water conditions. This typically leads to the dominance by attached forms of algae and the loss of characteristic plant species, ultimately changing the plant community composition. Furthermore, eutrophication in the River Axe SAC might have negative impacts on sea lamprey (*Petromyzon marinus*), brook lamprey (*Lampetra planeri*) and bullhead (*Cottus gobio*), as these Annex II species all prefer clear waters for spawning. The loss of characteristic vegetation might also lead to the loss of microhabitats for fish larvae, which seek shelter among aquatic vegetation.

Natural England's 2015 Pollution Risk Assessment and Source Apportionment report for the River Axe SAC identifies the discharge of treated sewage effluent as one of the primary sources of pollution for the River Axe catchment. Sewage effluent from Wastewater Treatment Works (WwTWs) makes a significant contribution to the river's overall phosphorus load, particular in base and low flow conditions when the dilution ratio is lower. The primary market towns Chard and Crewkerne, both allocated for development in the South Somerset Local Plan, are particularly important to the phosphorus concentrations, because they are close to the SAC and discharge into its tributaries.

The South Somerset Infrastructure Delivery Plan (2016) highlights several geographic areas that are likely to require upgrades, subject to the extent of development and the water quality objectives set by the Environment Agency. For example, in Yeovil the Pen Mill WwTw '*require a detailed Strategic Enhancement Plan ... with a treatment works scheme required in 2020-25 subject to growth and water quality objectives*'. Wessex Water also indicated that, subject to growth and water quality objectives, treatment works schemes would be required in Crewkerne, Ilminster, Wincanton and Chard (all Priority 2). The emerging South Somerset Local Plan confirms the requirement for treatment works schemes in Chard, Crewkerne, Ilminster, Wincanton and Castle Cory.

Supporting Document 5.7 (Accommodating growth and new development) details Wessex Water's draft Business Plan 2020-2025. It identifies that three WwTWs, Yeovil Pen Mill WwTW, Langport WwTW and Castle Cary WwTW, are at risk of insufficient headroom and thus compliance failure by 2025 due to the expected development outlined in the South Somerset Local Plan. While these WwTWs are scheduled for capacity upgrades to accommodate future growth, they are not hydrologically connected to the River Axe SAC. Appraisals of WwTW in direct hydrological connectivity with the SAC indicate that there will be a need for major redevelopment at Chard WwTW

between 2025 and 2030, while no significant works are planned for Crewkerne WwTW. According to the document this work will *'accommodate residential, trade effluent and flow related growth in the affected catchments, to be delivered in a timely fashion to avoid impeding development, and in order to maintain leading environmental performance.'*

Overall, the South Somerset Local Plan allocates 1,490 dwellings and 13.5ha of employment land in Chard. Furthermore, it allocates 480 dwellings and 1.75ha of employment land at Crewkerne. Given the vulnerability of the River Axe SAC to excess nutrient loading, it is particularly important that the relevant WwTWs in hydrological connectivity with the River Axe have sufficient headroom in their consented discharge permits to accommodate the planned residential / employment growth.

**Policy EQ5 - Biodiversity** already outlines the following: *'All proposals for development, including those which would affect sites of regional and local biodiversity, nationally and internationally protected sites and sites of geological interest will protect the biodiversity value of land.'* The policy further stipulates that *'Development will not be allowed to proceed unless it can be demonstrated that it will not result in any adverse impact on the integrity of national and international wildlife and landscape designations'*. The Plan therefore already contains the principal protective policy mechanism that ensures the integrity of the River Axe SAC.

While the current evidence indicates that there will be enough headroom in wastewater treatment infrastructure to accommodate the anticipated growth in South Somerset, it is recommended, as a precautionary measure, that the following paragraph is inserted into policy **SS5 – Infrastructure Delivery**: **'Development will only be allowed to proceed if the appropriate infrastructure is in place. This includes ensuring that Wastewater Treatment Works will have sufficient headroom to accommodate the new development. A phased development delivery might be necessary where wastewater treatment infrastructure requires updating.'**

Given the incorporation of the above paragraph, it is concluded that the South Somerset Local Plan will not result in adverse effects on the integrity of the River Axe SAC through the impact pathway water quality.

## 5.3 Water Quantity, Levels and Flow

The development outlined in the proposed South Somerset Local Plan is likely to increase the total area of ground covered by impermeable surfaces. Such impermeable surfaces would increase the risk of flooding, in particular more localised flash floods, if mitigation steps were not taken. As identified earlier, the changes in water levels might affect the roosting and / or feeding behaviour of particular species of wildfowl.

This HRA identified one European Site within South Somerset District that is likely to be susceptible to changes in the water level:

- **Somerset Levels and Moors SPA / Ramsar**

The SPA / Ramsar receives hydrological input from various rivers across South Somerset. The Local Plan proposes the delivery of housing and employment land, which will result in a higher volume of hydrological input in the form of surface-water runoff into tributaries of the Somerset Levels and Moors SPA / Ramsar. Such additional and unpredictable input has the potential to unbalance the stringent water level target conditions, which are essential to maintaining the qualifying features of the SPA.

For example, splash conditions (i.e. habitat ranging from field to 10cm deep water) are required over at least 30% of the SPA to provide good feeding conditions for wigeon and teal, while leaving some damp ground for golden plover, snipe and lapwing. Shallow conditions (i.e. habitat of 10 to 30cm deep water) should occur over up to 25% of the SPA, to provide undisturbed feeding areas and roosting sites for ducks and waders. In contrast, deeper water conditions (up to 75cm deep), are required only over about 5 to 10% of the SPA. At the time of writing of Natural England's Supplementary advice on conserving and restoring site features (February 2019), the area of deeper habitat already exceeds the target level. However, the implementation of the South Somerset Local Plan might further increase the area of deep habitat, due to increased rates of water surface runoff. It is therefore possible that the development outlined in the South Somerset Local Plan will have negative effects on the wildfowl in the SPA / Ramsar.

The South Somerset Local Plan stipulates that *'Development will be directed away from medium and high flood risk areas by using South Somerset's Strategic Flood Risk Assessment as the basis for applying the Sequential Test.'* It therefore already provides some protection to the water levels in the Somerset Levels and Moors SPA / Ramsar. Restricting development to areas of low flood risk means that the effects of the additional water surface run-off are unlikely to be exacerbated by flooding conditions in the wider area. However, due to the high sensitivity



of the SPA / Ramsar to changes in water levels, a residual risk of this impact pathway remains and relevant mitigation measures therefore need to be considered.

The Environment Agency now requires new development to incorporate Sustainable Drainage Systems (SuDS). SuDS are designed to manage stormwater as close to its source as possible, thereby mimicking natural drainage and encouraging infiltration and attenuation. These same systems can be used to manage the pollution risk from urban runoff. The Flood and Water Management Act (2010) makes it a legal requirement to install SuDS for the management of all surface water. It follows that the installation of SuDS in development delivered as part of the South Somerset Local Plan would be an appropriate mitigation measure.

**Policy EQ1 - Addressing Climate Change In South Somerset** makes reference to SuDS as a means to reducing flood risk and to mitigate the impacts of climate change. However, no specific reference in the document is made regarding the need for managing flood risk in relation to the Somerset Levels and Moors SPA / Ramsar.

It is therefore recommended that the following paragraph is inserted into policy **EQ5 – Biodiversity**: **‘Sustainable Drainage Systems (SuDS) should be utilised in all development unless demonstrated to be inappropriate. Their implementation should ensure that there is no net increase of peak run-off rates from all urban surfaces beyond that of greenfield runoff rates. Therefore, the run-off rates should not exceed the existing rate / volume of discharge as a minimum requirement.’** Furthermore, it is recommended that the following paragraph is added to ensure the multi-functionality of SuDS systems: **‘SuDS should be designed and implemented to be multi-functional and deliver other objectives, such as: promoting good water quality and use efficiency, supporting high biodiversity; reinforcing local landscape character and enhancing the design of development.’**

This policy text will ensure that the rates of run-off from development in South Somerset are maintained to background greenfield rates in both flow and volume, which will prevent an adverse cumulative effect of hydrological input downstream in the SPA / Ramsar. Given the incorporation of the above text, which ensures there is a protective policy mechanism in place, it is concluded that the South Somerset Local Plan will not result in adverse effects on the integrity of the Somerset Levels and Moors SPA / Ramsar through the impact pathway water level.

## 5.4 Loss of Functionally Linked Land

The conversion of individual land parcels for residential and employment purposes could result in the loss of functionally linked land. This could potentially adversely affect the integrity of European sites if such land is used by a significant number of qualifying species of European Sites. Functionally linked land is crucial for the breeding success and long-term viability of qualifying species.

This HRA identified one European Site within South Somerset District that is likely to be susceptible to the loss of functionally linked land and where housing and employment allocations in the Local Plan are close enough to potentially affect the site:

- **Somerset Levels and Moors SPA / Ramsar**

The SPA / Ramsar is designated for its significant populations of overwintering waterfowl, including Bewick swans, golden plover, shoveler and teal. Many waterfowl species are highly mobile and undertake regular commutes between roost sites and feeding grounds, which are often outside of designated site boundaries. The Bewick swan and golden plover are two species that are especially mobile, travelling up to 10km between roosts and feeding sites, and even between different foraging fields.

Generally, golden plover feed on earthworms, beetles and dipteran larvae, which are highest in permanently vegetated fields. The Somerset Levels and Moors SPA / Ramsar is a permanently protected site and therefore should provide a reliable food supply to the plovers. Despite this, golden plover regularly visit cultivated land parcels distant from their roost sites. Research indicates that the feeding behaviour of golden plover, and therefore their visit rates to non-designated land, is determined by seasonality. This species feeds on cultivated land in early winter and then switches to feeding on grassland in mid-winter, possibly in response to cold weather. This is most likely due to ground with dense layers of insulating vegetation remaining unfrozen in cold weather, rendering invertebrates more surface-active and accessible.

Some of the geographically closest site allocations to the Somerset Levels and Moors SPA / Ramsar are in Langport (allocations LH1 and LH2) and Martock (allocations MB1, MB2 and MB3). Land parcels larger than 1ha are potentially more suitable for SPA birds than smaller sites. Many of the allocated land parcels are considerably larger



than 1ha (e.g. parcel MB2 has an approx. area of 4.47ha) and thus might be used as foraging sites. Furthermore, the sites are all cultivated land parcels and within the reported home ranges for golden plover and Bewick's swans and as such would be suitable for these species. A change in land use would render these sites unsuitable and might compromise the normal ranging behaviour of qualifying wildfowl species, if these land parcels were used by a significant number of SPA birds with sufficient frequency. Notwithstanding, there is a low risk of any of these allocated sites proving undeliverable due to SPA / Ramsar bird issues. This is because the functionally linked habitats in question (i.e. agricultural land in this instance) are common, widespread and easily recreated (or managed in a more favourable manner).

**Policy EQ5 - Biodiversity** specifically states that development must not risk the integrity of any nationally or internationally protected sites. Furthermore, the policy outlines that *'Where there is a reasonable likelihood of the presence of protected and priority species development design should be informed by, and applications should be accompanied by, a survey and impact assessment assessing their presence. If present, a sequential approach to the design of the proposal should be taken that aims first to avoid harm, then to lessen the impact, and lastly makes compensatory provision for their needs.'* This extends some protection to functionally linked land as land parcels used by Bewick swans and golden plovers, the qualifying species of the SPA / Ramsar, will have to be surveyed to inform development applications.

It is recommended that the following text is inserted into **Policy EQ5 (Biodiversity)** or another appropriate policy: **'To meet the requirements of the Habitats Directive regarding allocated sites LH1, LH2, MB1, MB2 and MB3, the applicant should be required to provide evidence that the development will not result in adverse effects on integrity. To prove this, a survey will be required to determine the habitats and current site use to verify if the land parcel is indeed suitable for supporting a significant population<sup>58</sup> of designated bird species. Where habitats are suitable, non-breeding bird surveys will be required to determine if the site and neighbouring land constitute a significant area of supporting habitat. Bird surveys will need to be undertaken during autumn, winter and spring. If habitat within the site or adjacent land are identified to support significant populations of designated bird species, avoidance measures and mitigation will be required, and the planning application will likely need to be assessed through a project specific Habitats Regulations Assessment to ensure that the development does not result in adverse effects on integrity.'**

Generally, the law accepts that ecological investigation to support plan development must be tiered, with more detailed investigation undertaken at each subsequent stage:

- The Court of Appeal<sup>59</sup> has ruled that provided the competent authority is duly satisfied that mitigation can be achieved in practice (in other words that solutions exist that are likely to be effective) this will suffice to enable a conclusion that the proposed development would have no adverse effect.
- The High Court<sup>60</sup> has ruled that for *'a multistage process, so long as there is sufficient information at any particular stage to enable the authority to be satisfied that the proposed mitigation can be achieved in practice it is not necessary for all matters concerning mitigation to be fully resolved before a decision maker is able to conclude that a development will satisfy the requirements of the Habitats Regulations'*.
- Advocate-General Kokott<sup>61</sup> has commented that *'It would also hardly be proper to require a greater level of detail in preceding plans [than lower tier plans or planning applications] or the abolition of multi-stage planning and approval procedures so that the assessment of implications can be concentrated on one point in the procedure. Rather, adverse effects on areas of conservation must be assessed at every relevant stage of the procedure to the extent possible on the basis of the precision of the plan. This assessment is to be updated with increasing specificity in subsequent stages of the procedure'*.

With the introduction of the above paragraph (in bold), it is concluded that the South Somerset Local Plan will not result in adverse effects on the integrity of the Somerset Levels and Moors SPA / Ramsar through the impact pathway loss of functionally linked land.

## 5.5 Atmospheric Pollution

Most of the residential and employment site allocations are located far from the relevant European Sites and as such there are no Likely Significant Effects on air quality to be expected from individual allocations. This HRA

<sup>58</sup> A significant population is classified as a site that regularly used by 1% or more of the population of qualifying bird species

<sup>59</sup> No Adastral New Town Ltd (NANT) v Suffolk Coastal District Council Court of Appeal, 17<sup>th</sup> February 2015

<sup>60</sup> High Court case of R (Devon Wildlife Trust) v Teignbridge District Council, 28 July 2015

<sup>61</sup> Opinion of Advocate General Kokott, 9th June 2005, Case C-6/04. Commission of the European Communities v United Kingdom of Great Britain and Northern Ireland, paragraph 49.

<http://curia.europa.eu/juris/document/document.jsf?docid=58359&doclang=EN>

therefore only considers: (a) the cumulative development across South Somerset District and (b) the overall growth of all adjoining authorities in the in-combination section for this impact pathway.

The South Somerset Local Plan details the provision of 15,638 new dwellings and 88ha of new employment land. In turn, this development will likely lead to more car journeys being undertaken in and around South Somerset. There will then be an increase the emissions of pollutants (e.g. oxides of nitrogen and total nitrogen deposition) in traffic exhaust.

Two European Sites outside the boundary of South Somerset are susceptible to atmospheric pollution and are within 200m (the screening distance for atmospheric pollution) of significant roads:

- **Mendip Woodlands SAC**
- **Rooksmoor SAC**

While both of these European Sites lie outside the district boundary of South Somerset, they must be considered in this HRA because they share a linking impact pathway.

### 5.5.1 Mendip Woodlands SAC

The road traffic statistics published by the Department for Transport<sup>62</sup> indicate that in 2018, 8,559 cars, 1,906 light goods vehicles and 1,788 heavy goods vehicles were counted at site number 37041 over a period of 12 hours. Site number 37041 is a traffic count point just a few hundred metres away from the Mendip Woodlands SAC. This indicates that this road link (A361 – A37) leading into North Somerset is a highly frequented ‘A’ road.

The A361 – A37 road link connects South Somerset to adjoining authority of Mendip District. Therefore, the road link is likely to be relevant to people that undertake daily commutes to work in South Somerset’s employment centres Yeovil, Ilminster and Chard. Overall, Mendip District accounts for the second highest number of inflows into and the third highest number of outflows of South Somerset.

Journey-to-work data from the 2011 census shows that South Somerset sees a net flux of 26,367 commuters travelling into or out of South Somerset for work. Of the 13,486 people leaving the district, 13.7% travel to Mendip District. The routes to some destinations within Mendip District, for example Glastonbury, would likely bring commuters within 200m of the Mendip Woodlands SAC.

### 5.5.2 Rooksmoor SAC

Road traffic statistics are also available for site number 56969 near Lydlinch, which is a traffic count point on the A357 just outside Rooksmoor SAC. A total of 3,875 cars, 1,074 light goods vehicles and 388 heavy goods vehicles were counted here in a 12-hour period in 2018. These data highlight that the A357 is likely to be a key travel route for commuters.

The A375 connects the north-eastern part of South Somerset with North Dorset. Journey-to-work data for South Somerset show that North Dorset is the fourth most important source of inflows and outflows of commuters travelling by car. 7.6% of commuters leaving South Somerset travel to a destination in North Dorset, while 9.9% of commuters entering South Somerset originate from North Dorset.

These traffic flows could be significant as the daily journeys from South Somerset to North Dorset could bring commuters to within 200m of the Rooksmoor SAC. For example, commuters travelling between South Somerset and Blandford Forum, one of the urban centres in North Dorset, are likely to travel along the A357. Near Lydlinch the SAC lies directly adjacent to the A357, which means that the South Somerset Local Plan could directly affect the *Molinia caerulea* meadows via the impact pathway atmospheric pollution.

### 5.5.3 In-combination Assessment

Establishing whether a development plan will result in adverse effects on the integrity of a European Site is an in-combination exercise. This is because it is neither possible nor meaningful to look at atmospheric pollution effects in isolation. Instead, air quality assessments consider the cumulative projected traffic growth of all adjoining planning authorities and then model the anticipated effects on air quality pollutants.

The South Somerset Local Plan is currently at the Reg.18 stage and, to date, no traffic and / or air quality modelling results are available. **However, given the available traffic flow data, adverse effects on the integrity of Mendip**

<sup>62</sup> <https://roadtraffic.dft.gov.uk/> [Accessed 19/06/2019]

**Woodlands SAC and Rooksmoor SAC cannot be excluded. It is therefore recommended that traffic / air quality modelling is undertaken at the key transport nodes identified in this HRA, to inform the Appropriate Assessment at the Reg. 19 stage of the Plan.**

## 6. Summary of recommendations and conclusions

### 6.1 Recreational pressure

Regarding the impact pathway recreational pressure, it is concluded that, given the current evidence base, the South Somerset Local Plan will not result in adverse effects on the integrity of the Somerset Levels and Moors SPA / Ramsar alone or in-combination with other plans. This was mainly due to the low recreational use of the SPA / Ramsar in general and the main recreational group attracted being bird watchers.

### 6.2 Water quality

Regarding the impact pathway water quality, it was concluded that development, particularly in Chard and Crewkerne, might have adverse effects on the integrity of the River Axe SAC. This was mainly due to treated sewage potentially resulting in excess phosphorus loading in the river.

While WwTW infrastructure projects are scheduled to ensure there will be sufficient headroom to accommodate the new growth, it is recommended as a precautionary measure that the following paragraph is inserted into policy **SS5 – Infrastructure Delivery**: **‘Development will only be allowed to proceed if the appropriate infrastructure is in place. This includes ensuring that Wastewater Treatment Works will have enough headroom to accommodate the new development. A phased development delivery might be necessary where wastewater treatment infrastructure requires updating.’**

Given the inclusion of this protective policy mechanism it is concluded that there will be no adverse effects of the South Somerset Local Plan on the integrity of the River Axe SAC alone or in-combination with other plans.

### 6.3 Water level

Regarding the impact pathway water level, it was concluded that the South Somerset Local Plan might result in adverse effects on the integrity of the Somerset Levels and Moors SPA / Ramsar. This was due to increased surface run-off rates associated with the impermeable surfaces in urban environments and the high sensitivity of the SPA / Ramsar to changes in water levels.

It is recommended that the following paragraph is inserted into policy **EQ5 – Biodiversity**: **‘Sustainable Drainage Systems (SuDS) should be utilised in all development unless demonstrated to be inappropriate. Their implementation should ensure that there is no net increase of peak run-off rates from all urban surfaces beyond that of greenfield runoff rates. Therefore, the run-off rates should not exceed the existing rate / volume of discharge as a minimum requirement.’** Furthermore, **‘SuDS should be designed and implemented to be multi-functional and deliver other objectives, such as: promoting good water quality and use efficiency, supporting high biodiversity; reinforcing local landscape character and enhancing the design of development.’**

Given the inclusion of these protective policy mechanisms it is concluded that there will be no adverse effects of the South Somerset Local Plan on the integrity of the Somerset Levels and Moors SPA / Ramsar regarding the impact pathway water level alone or in-combination with other plans.

### 6.4 Loss of functionally linked land

Regarding the impact pathway loss of functionally linked land, it was concluded that the South Somerset Local Plan might result in adverse effects on the integrity of the Somerset Levels and Moors SPA / Ramsar. This was due to some of the land parcels allocated for development potentially being used as functionally linked land by some of the SPA birds.

It is recommended that the following text is inserted into **Policy EQ5 – Biodiversity** (or another appropriate policy): **‘To meet the requirements of the Habitats Directive regarding allocated sites LH1, LH2, MB1, MB2 and MB3, the applicant should be required to provide evidence that the development will not result in adverse effects on integrity. To prove this, a survey will be required to determine the habitats and current site use to verify**

**if the land parcel is indeed suitable for supporting a significant population of designated bird species. Where habitats are suitable, non-breeding bird surveys will be required to determine if the site and neighbouring land constitute a significant area of supporting habitat. Bird surveys will need to be undertaken during autumn, winter and spring. If habitat within the site or adjacent land are identified to support significant populations of designated bird species, avoidance measures and mitigation will be required, and the planning application will likely need to be assessed through a project specific Habitats Regulations Assessment to ensure that the development does not result in adverse effects on integrity.'**

Given the inclusion of this protective policy mechanism it is concluded that there will be no adverse effects of the South Somerset Local Plan on the integrity of the Somerset Levels and Moors SPA / Ramsar regarding the impact pathway loss of functionally linked land alone or in-combination.

## 6.5 Atmospheric pollution

Regarding the impact pathway atmospheric pollution, it was concluded that the implementation of the South Somerset Local Plan might result in adverse effects on the integrity of the Rooksmoor SAC and the Mendip Woodlands SAC. This was due to the anticipated increase in traffic around key road links near these SACs and their sensitivity to atmospheric pollutants.

**As there is currently no air quality and traffic modelling data available, it is recommended that such modelling is undertaken for the key transport nodes identified in this HRA. Such data should inform the Appropriate Assessment of the Reg.19 version of the Plan.**

# Appendix A European Sites Relevant to the Local Plan

## Somerset Levels and Moors SPA

### Introduction

This SPA is set in south-west England and represents one of the largest and richest areas of traditionally managed wet grassland and fen in lowland UK. The Somerset Levels and Moors SPA covers an area of 35,000ha in the floodplains of the Rivers Axe, Brue, Parrett and Tone. A main part of the site approximately lies at sea level and drains through a network of ditches, rhynes and drains. This may result in large parts of the area being flooded in winter, depending on rainfall and tidal conditions. A portion of the site in the Brue Valley includes former raised peatbog potentially modified by agriculture and peat extraction. This has created areas of open water, fen and reedbed, in turn attracting significant number of waterfowl in winter (e.g. swans, ducks and waders).

### SPA Qualifying Features<sup>63</sup>

This site qualifies under **Article 4.1** of the Directive (79/409/EEC) by supporting populations of European importance of the following species listed on Annex I of the Directive:

#### Over winter

- Bewick's Swan *Cygnus columbianus bewickii* – 191 individuals representing at least 2.7% of the wintering population in Great Britain (5 year peak mean 1991/2 - 1995/6)
- Golden plover *Pluvialis apricaria* – 3,029 individuals representing at least 1.2% of the wintering population in Great Britain (5 year peak mean 1991/2 - 1995/6)

This site also qualifies under **Article 4.2** of the Directive (79/409/EEC) by supporting populations of European importance of the following migratory species:

#### Over winter

- Shoveler *Anas clypeata* - 501 individuals representing at least 1.3% of the wintering Northwestern / Central Europe population (5 year peak mean 1991/2 - 1995/6)
- Teal *Ana crecca* – 13,307 individuals representing at least 3.3% of the wintering Northwestern / Central Europe population (5 year peak mean 1991/2 – 1995/6)
- Wigeon *Anas penelope* – 13,661 individuals representing at least 1.1% of the wintering Western Siberia / Northwestern / Northeastern Europe population (5 year peak mean 1991/2 – 1995/6)

#### Assemblage qualification: A wetland of international importance.

The area qualifies under **Article 4.2** of the Directive (79/409/EEC) by regularly supporting at least 20,000 waterfowl

Over winter, the area regularly supports 72,874 individual waterfowl (5 year peak mean 1991/2 - 1995/6) including: Snipe *Gallinago gallinago*, Lapwing *Vanellus vanellus*, Pintail *Anas acuta*, Gadwall *Anas strepera*, Shoveler *Anas clypeata*, Teal *Anas crecca*, Wigeon *Anas Penelope*, Golden Plover *Pluvialis apricaria*, Bewick's Swan *Cygnus columbianus bewickii*, Whimbrel *Numenius phaeopus*.

<sup>63</sup> <http://jncc.defra.gov.uk/default.aspx?page=2026> [Accessed 24/06/2019]

## Ramsar Qualifying Features<sup>64</sup>

The Somerset Levels and Moors Ramsar is designated for the following criteria

### Ramsar Criterion 2

Supports 17 species of British Red Data Book invertebrates.

### Ramsar Criterion 5

#### Assemblages of international importance:

Species with peak counts in winter: 97,155 waterfowl (5 year peak mean 1998/99-2002/2003)

### Ramsar Criterion 6

Species/populations occurring at levels of international importance.

Qualifying Species/populations (as identified at designation):

#### Species with peak counts in winter:

Tundra swan, *Cygnus columbianus bewickii*, NW Europe: 112 individuals, representing an average of 1.3% of the GB population (5 year peak mean 1998/9-2002/3)

Eurasian teal, *Anas crecca*, NW Europe: 21,231 individuals, representing an average of 5.3% of the population (5 year peak mean 1998/9-2002/3)

Northern lapwing, *Vanellus vanellus*, Europe - breeding: 36,580 individuals, representing an average of 1% of the population (5 year peak mean for 1998/9-2002/03)

#### Species/populations identified subsequent to designation for possible future consideration under criterion 6.

#### Species with peak counts in winter:

Mute swan, *Cygnus olor*, Britain: 842 individuals, representing an average of 2.2% of the population (5 year peak mean 1998/9-2002/3)

Eurasian wigeon, *Anas penelope*, NW Europe: 25,759 individuals, representing an average of 1.7% of the population (5 year peak mean 1998/9-2002/3)

Northern pintail, *Anas acuta*, NW Europe: 927 individuals, representing an average of 1.5% of the population (5 year peak mean 1998/9-2002/3)

Northern shoveler, *Anas clypeata*, NW & C Europe: 1,094 individuals, representing an average of 2.7% of the population (5 year peak mean 1998/9-2002/3)

## SPA Conservation Objectives<sup>65</sup>

With regard to the SPA and the individual species and/or assemblage of species for which the site has been classified (the 'Qualifying Features' listed below), and subject to natural change;

Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the aims of the Wild Birds Directive, by maintaining or restoring;

- The extent and distribution of the habitats of the qualifying features
- The structure and function of the habitats of the qualifying features
- The supporting processes on which the habitats of the qualifying features rely
- The population of each of the qualifying features, and,

<sup>64</sup> <http://jncc.defra.gov.uk/pdf/RIS/UK11064.pdf> [Accessed 24/06/2019]

<sup>65</sup> <http://publications.naturalengland.org.uk/publication/4598158654963712> [Accessed 24/06/2019]



- The distribution of the qualifying features within the site.

## Potential Threats to Site Integrity<sup>66</sup>

The following threats and pressures to the integrity of the Somerset Levels and Moors SPA have been identified:

- Drainage
- Inappropriate water levels
- Maintain and upgrade water management structure
- Change in land management
- Agricultural management practices
- Peat extraction
- Public access / disturbance
- Offsite habitat availability / management

## River Axe SAC

### Introduction

The River Axe is an example of a water course from plain to montane levels, of which only the lower reaches have been designated. Here the mixed catchment geology of sandstones and limestones supports calcareous waters with *R. penicillatus* dominating upstream and *R. fluitans* dominating further downstream. Furthermore, short-leaved water-starwort *Callitriche truncate* further adds interest to the *Ranunculus* community.

## Qualifying Features<sup>67</sup>

The Annex I habitats that are a primary reason for selection of this site:

- Water courses of plain to montane levels with the *Ranunculion fluitantis* and *Callitriche-Batrachion* vegetation

The Annex II species that are present as a qualifying feature, but not a primary reason for site selection:

- Sea lamprey *Petromyzon marinus*
- Brook lamprey *Lampetra planeri*
- Bullhead *Cottus gobio*

## Conservation Objectives<sup>68</sup>

With regard to the SAC and the natural habitats and/or species for which the site has been designated (the 'Qualifying Features' listed below), and subject to natural change;

Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring;

- The extent and distribution of qualifying natural habitats and habitats of qualifying species
- The structure and function (including typical species) of qualifying natural habitats
- The structure and function of the habitats of qualifying species
- The supporting processes on which qualifying natural habitats and the habitats of qualifying species rely

<sup>66</sup> <http://publications.naturalengland.org.uk/publication/6561001356918784> [Accessed 24/06/2019]

<sup>67</sup> <http://jncc.defra.gov.uk/ProtectedSites/SACselection/sac.asp?EUCode=UK0030248> [Accessed 24/06/2019]

<sup>68</sup> <http://publications.naturalengland.org.uk/publication/5156988124135424> [Accessed 24/06/2019]

- The populations of qualifying species, and,
- The distribution of qualifying species within the site.

## Potential Threats to Site Integrity<sup>69</sup>

The following threats and pressures to the integrity of the River Axe SAC have been identified:

- Water pollution
- Siltation
- Invasive species
- Inappropriate weirs, dams and other structures

## Bracket's Coppice SAC

### Introduction

Bracket's Coppice features a variety of habitats, including woodland, meadows, hedgerows, pasture and a fast-flowing stream. It harbours a wide variety of rare species, such as otters, dormice, roe deer, harvest mice and the Bechstein's bat. Regarding woodland features the SAC includes ancient woodland with hazel coppice and wood pasture. Resident bird species include green and great spotted woodpeckers, woodcock, pied and spotted flycatchers and kingfisher. In summer wildflowers such as orchids, betony, adder's tongue fern and common knapweed support a variety of butterflies, such as marsh and silver-washed fritillaries, purple hairstreak and small heath.

### Qualifying Features<sup>70</sup>

The Annex I habitats present as a qualifying feature, but not a primary reason for selection of this site are:

- *Molinia* meadows on calcareous, peaty or clayey-silt-laden soils (*Molinion caeruleae*)

The Annex II species that are a primary reason for selection of this site are:

- Bechstein's bat *Myotis bechsteinii*

### Conservation Objectives<sup>71</sup>

With regard to the SAC and the natural habitats and/or species for which the site has been designated (the 'Qualifying Features' listed below), and subject to natural change;

Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring;

- The extent and distribution of qualifying natural habitats and habitats of qualifying species
- The structure and function (including typical species) of qualifying natural habitats
- The structure and function of the habitats of qualifying species
- The supporting processes on which qualifying natural habitats and the habitats of qualifying species rely
- The populations of qualifying species, and,
- The distribution of qualifying species within the site.

<sup>69</sup> <http://publications.naturalengland.org.uk/publication/4527678073864192> [Accessed 24/06/2019]

<sup>70</sup> <http://jncc.defra.gov.uk/ProtectedSites/SACselection/sac.asp?EUCode=UK0030095> [Accessed 24/06/2019]

<sup>71</sup> <http://publications.naturalengland.org.uk/publication/5032956682829824> [Accessed 24/06/2019]

## Potential threats to site integrity<sup>72</sup>

The following threats and pressures to the integrity of the Brackets Coppice SAC have been identified:

- Undergrazing
- Deer
- Air pollution: Impact of atmospheric nitrogen deposition

## Quants SAC

### Introduction

This SAC is a damp, sheltered site that supports a medium-sized population of the marsh fritillary (see qualifying features) in a neutral grassland and fen mosaic setting. It is located close to other small sub-populations of this species, forming a metapopulation with a good potential for the exchange of individuals.

### Qualifying Features<sup>73</sup>

Annex II species that are a primary reason for selection of this site

- Marsh fritillary butterfly *Euphydryas aurinia*

### Conservation Objectives<sup>74</sup>

With regard to the SAC and the natural habitats and/or species for which the site has been designated (the 'Qualifying Features' listed below), and subject to natural change;

Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring;

- The extent and distribution of the habitats of qualifying species
- The structure and function of the habitats of qualifying species
- The supporting processes on which the habitats of qualifying species rely
- The populations of qualifying species, and,
- The distribution of qualifying species within the site.

## Potential threats to site integrity<sup>75</sup>

The following threats and pressures to the integrity of the Quants SAC have been identified:

- Changes in species distributions
- Air pollution: Risk of atmospheric nitrogen deposition

## Mendip Woodlands SAC

### Introduction

This site is an extensive example of *Tilio – Acerion* forest in south-west England located on limestone geology, and is mainly dominated by three types of ash. A rich variety of other trees is present, including elm *Ulmus* spp. and small-leaved lime *Tilia cordata*.

<sup>72</sup> <http://publications.naturalengland.org.uk/publication/6253977968574464> [Accessed 24/06/2019]

<sup>73</sup> <http://incc.defra.gov.uk/ProtectedSites/SACselection/sac.asp?EUCode=UK0030242> [Accessed 24/06/2019]

<sup>74</sup> <http://publications.naturalengland.org.uk/publication/5669878623109120> [Accessed 24/06/2019]

<sup>75</sup> <http://publications.naturalengland.org.uk/publication/4935024482713600> [Accessed 24/06/2019]

At Ebbor Gorge, elm is mixed with ash *Fraxinus excelsior* in a steep-sided gorge, whereas at both Rodney Stoke and Cheddar Wood, lime and ash are found on rocky slopes with patches of deeper soil between the outcrops. Characteristic ferns of this woodland type are common, including hart's tongue *Phyllitis scolopendrium* and shield-ferns *Polystichum* spp. Furthermore, this site is located in the central range of the common dormouse *Muscardinus avellanarius*, containing a large population of this species.

## Qualifying Features<sup>76</sup>

Annex I habitats that are a primary reason for selection of this site:

- *Tilio* – *Acerion* forests of slopes, screes and ravines

## Conservation Objectives<sup>77</sup>

With regard to the SAC and the natural habitats and/or species for which the site has been designated (the 'Qualifying Features' listed below), and subject to natural change;

Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring;

- The extent and distribution of qualifying natural habitats
- The structure and function (including typical species) of qualifying natural habitats, and
- The supporting processes on which qualifying natural habitats rely

## Potential Threats to Site Integrity<sup>78</sup>

The following threats and pressures to the integrity of the Mendip Woodlands SAC have been identified:

- Vehicles: Illicit
- Deer
- Disease
- Air pollution: Impact of atmospheric nitrogen deposition

# Rooksmoor SAC

## Introduction

Rooksmoor is a site that supports the marsh fritillary butterfly in the southern part of its range in England. This site harbours an exceptionally large population within the cluster of sites in the Dorset stronghold. An outlying population as Lydfinch has been included because it is part of this metapopulation. The Rooksmoor SAC comprises a variety of habitats, including bogs, marshes, heath, scrub, humid grassland and broad-leaved deciduous woodland.

## Qualifying Features<sup>79</sup>

The Annex I habitats present as a qualifying feature, but not a primary reason for selection of this site are:

- *Molinia* meadows on calcareous, peaty or clayey-silt-laden soils (*Molinion caeruleae*)

The Annex II species that are a primary reason for selection of this site are:

- Marsh fritillary butterfly *Euphydryas aurinia*

<sup>76</sup> <http://jncc.defra.gov.uk/ProtectedSites/SACselection/sac.asp?EUCode=UK0030048> [Accessed 24/06/2019]

<sup>77</sup> <http://publications.naturalengland.org.uk/publication/6243663101296640> [Accessed 24/06/2019]

<sup>78</sup> <http://publications.naturalengland.org.uk/publication/6568821745778688> [Accessed 24/06/2019]

<sup>79</sup> <http://jncc.defra.gov.uk/ProtectedSites/SACselection/sac.asp?EUCode=UK0012681> [Accessed 24/06/2019]

## Conservation Objectives<sup>80</sup>

With regard to the SAC and the natural habitats and/or species for which the site has been designated (the 'Qualifying Features' listed below), and subject to natural change;

Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring;

- The extent and distribution of qualifying natural habitats and habitats of qualifying species
- The structure and function (including typical species) of qualifying natural habitats
- The structure and function of the habitats of qualifying species
- The supporting processes on which qualifying natural habitats and the habitats of qualifying species rely
- The populations of qualifying species, and,
- The distribution of qualifying species within the site.

## Potential Threats to Site Integrity<sup>81</sup>

The following threats and pressures to the integrity of the Rooksmoor SAC have been identified:

- Inappropriate scrub control
- Undergrazing
- Inappropriate cutting / mowing
- Air pollution: Impact of atmospheric nitrogen deposition

# West Dorset Alder Woods SAC

## Introduction

This site contains a mix of ash-alder woods (*Fraxinus excelsior* – *Alnus glutinosa*) that are characteristic of the sinuous valley woods along headwaters of alkaline treams. These woods are variable containing components of greater tussock-sedge *Carex paniculate*, remote sedge *C. remota*, hemlock water-dropwort *Oenanthe crocata*, opposite-leaved golden-saxifrage *Chrysosplenium oppositifolium* and alternate-leaved golden-saxifrage *C. alternifolium*.

Various component sites of the SAC are associated with valley mires with transitions to fen, reedswamp, fen meadow and acid grassland. Specific characteristics of the woods are shallow and silty peats and tufa deposits that support specialised invertebrates. Generally, the streams have natural meanders, back channels and debris dams, which are rare features in the lowland. Some of the ash-alder stands are ancient with old growth characteristics, such as old forest lichens.

## Qualifying Features<sup>82</sup>

The Annex I habitats that are a primary reason for selection of this site are:

- Alluvial forests with *Alnus glutinosa* and *Fraxinus excelsior*

The Annex I habitats present as a qualifying feature, but not a primary reason for selection of this site are:

- *Molinia* meadows on calcareous, peaty or clayey-silt-laden soils (*Molinion caeruleae*)
- Old acidophilous oak woods with *Quercus robur* on sandy plains

The Annex II species that are a primary reason for selection of this site are:

<sup>80</sup> <http://publications.naturalengland.org.uk/publication/5711141984534528> [Accessed 24/06/2019]

<sup>81</sup> <http://publications.naturalengland.org.uk/publication/4768030953308160> [Accessed 24/06/2019]

<sup>82</sup> <http://jncc.defra.gov.uk/protectedsites/sacselection/sac.asp?EUCode=UK0030299> [Accessed 24/06/2019]

- Marsh fritillary butterfly *Euphydryas aurinia*

The Annex II species present as a qualifying feature, but not a primary reason for site selection are:

- Great crested newt *Triturus cristatus*

## Conservation Objectives<sup>83</sup>

With regard to the SAC and the natural habitats and/or species for which the site has been designated (the 'Qualifying Features' listed below), and subject to natural change;

Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring;

- The extent and distribution of qualifying natural habitats and habitats of qualifying species
- The structure and function (including typical species) of qualifying natural habitats
- The structure and function of the habitats of qualifying species
- The supporting processes on which qualifying natural habitats and the habitats of qualifying species rely
- The populations of qualifying species, and,
- The distribution of qualifying species within the site.

## Potential Threats to Site Integrity<sup>84</sup>

The following threats and pressures to the integrity of the West Dorset Alder Woods SAC have been identified:

- Deer
- Water pollution
- Forestry and woodland management
- Undergrazing
- Invasive species
- Disease
- Water abstraction
- Air pollution: Impact of atmospheric nitrogen deposition
- Habitat fragmentation

# Holnest SAC

## Introduction

Holnest comprises 20 ponds in a matrix of terrestrial habitats, including semi-improved grassland, scrub, associated semi-natural habitats, woodland and hedgerows. These ponds exhibit a wide range of sizes, profiles and origins, and include ornamental ponds as well as traditional fram ponds. Most importantly, Holnest SAC harbours a large population of great crested newts with over 200 individuals having been recorded at one pond in spring 2003. The newts hibernate in the nearby woodland habitat.

## Qualifying Features<sup>85</sup>

The Annex II species that are a primary reason for selection of this site are:

<sup>83</sup> <http://publications.naturalengland.org.uk/publication/5629770708549632> [Accessed 24/06/2019]

<sup>84</sup> <http://publications.naturalengland.org.uk/publication/5719694841479168> [Accessed 24/06/2019]

<sup>85</sup> <http://jncc.defra.gov.uk/ProtectedSites/SACselection/sac.asp?EUCode=UK0030350> [Accessed 24/06/2019]



- Great crested newt *Triturus cristatus*

## Conservation Objectives<sup>86</sup>

With regard to the SAC and the natural habitats and/or species for which the site has been designated (the 'Qualifying Features' listed below), and subject to natural change;

Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring;

- The extent and distribution of the habitats of qualifying species
- The structure and function of the habitats of qualifying species
- The supporting processes on which the habitats of qualifying species rely
- The populations of qualifying species, and,
- The distribution of qualifying species within the site.

## Potential Threats to Site Integrity<sup>87</sup>

No threats and pressures affecting the integrity of the Holnest SAC have been identified:

---

<sup>86</sup> <http://publications.naturalengland.org.uk/publication/5167165183361024> [Accessed 24/06/2019]

<sup>87</sup> <http://publications.naturalengland.org.uk/publication/5767627213373440> [Accessed 24/06/2019]

## Appendix B LSEs Screening Table of The Plan Policies

Policy number/ name	Policy detail	Likely Significant Effect Alone	Likely Significant Effect 'In-Combination' with other plans
<b>Chapter 4: Delivering Sustainable Development</b>			
Policy SD1: Delivering Sustainable Development	<p>i) When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will work proactively with applicants to jointly find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.</p> <p>ii) Where planning applications accord with the policies in this Local Plan Review (and, where relevant, with policies in Neighbourhood Plans) the Council will grant permission without delay unless material considerations indicate otherwise.</p> <p>iii) Where there are no relevant policies, or the relevant policies which are most important for determining the application are out-of-date at the time of making the decision, then the council will grant permission unless material considerations indicate otherwise -taking into account whether:</p> <ol style="list-style-type: none"> <li>1.The application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or</li> <li>2.Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole.</li> </ol>	<p>There are no Likely Significant Effects (LSEs) of this policy alone.</p> <p>This policy outlines that development proposals will need to adhere to the sustainable guidelines in the National Planning Policy Framework.</p> <p>There are no impact pathways present and this policy is screened out.</p>	<p>There are no Likely Significant Effects (LSEs) present in-combination.</p> <p>This policy outlines that development proposals will need to adhere to the sustainable guidelines in the National Planning Policy Framework.</p> <p>There are no impact pathways present and this policy is screened out.</p>

<p>Policy SS1: Settlement Strategy</p>	<p>i. <b>Principal Town:</b> Yeovil is the main focus for development in South Somerset.</p> <p>ii. The following are Market Towns where provision will be made for housing, employment, shopping and other services. These measures will increase their self-containment and enhance their roles as service centres:</p> <p><b>Primary Market Towns:</b> Chard, Crewkerne, Ilminster and Wincanton.</p> <p><b>Local Market Towns:</b> Ansford and Castle Cary, Langport and Huish Episcopi and Somerton.</p> <p>iii. The following are Rural Centres which are settlements with a local service role, provision for development will be made that meets local housing need, extends local services and supports economic activity appropriate to the scale of the settlement:</p> <p><b>Rural Centres:</b> Bruton, Ilchester, Martock and Bower Hinton, Milborne Port and South Petherton.</p> <p>iv. The following are Villages where provision will be made for limited development to meet local need, support local services and economic activity appropriate to the scale of the settlement:</p> <p><b>Villages:</b> Abbas and Templecombe, Broadway and Horton, Charlton Adam and Charlton Mackrell, Combe St Nicholas, Curry Rivel, Henstridge, Keinton Mandeville, North Cadbury, Queen Camel, Sparkford, Stoke-sub-Hamdon and Tatworth.</p> <p>v. <b>Rural Settlements:</b> In Rural Settlements where Policy SS4 applies development will be restricted.</p>	<p>There are no Likely Significant Effects (LSEs) of this policy alone.</p> <p>This policy details the settlement hierarchy within South Somerset District.</p> <p>The policy does not provide a location and / or quantum of development.</p> <p>There are no impact pathways present and this policy is screened out.</p>	<p>There are no Likely Significant Effects (LSEs) of this policy in-combination.</p> <p>This policy details the settlement hierarchy within South Somerset District.</p> <p>The policy does not provide a location and / or quantum of development.</p> <p>There are no impact pathways present and this policy is screened out.</p>
--	--	---	--

	vi. <b>Countryside:</b> Development within and outside of Rural Settlements where Policy SS4does not apply will be limited to that for which a countryside location is essential or where it is in accordance with Policies EP4 and EP5.																								
Policy SS2: Delivering New Housing Growth	<p>i. The housing requirement for South Somerset is at least 14,322 dwellings in the plan period 2016 to 2036.</p> <p>ii. This provision will include: Housing development and redevelopment within development areas, allocations identified within this Local Plan Review, conversions of existing buildings, residential mobile homes, housing approved in accordance with Policy SS4 Development in Rural Settlements and new housing allowed through Permitted Development Rights.</p> <p>iii. The distribution of development across the settlement hierarchy will be in line with the numbers set out below:</p> <table><tr><th>Settlement</th><th>Local Plan Review 2016-2036 Number of new homes required (net)</th></tr><tr><td colspan="2"><b>Principal Town</b></td></tr><tr><td>Yeovil</td><td>5,191</td></tr><tr><td colspan="2"><b>Primary Market Towns</b></td></tr><tr><td>Chard</td><td>1,995</td></tr><tr><td>Crewkerne</td><td>1,194</td></tr><tr><td>Ilminster</td><td>839</td></tr><tr><td>Wincanton</td><td>563</td></tr><tr><td colspan="2"><b>Local Market Towns</b></td></tr><tr><td>Castle Cary and Ansford</td><td>727</td></tr><tr><td>Langport and Huish Episcopi</td><td>351</td></tr></table>	Settlement	Local Plan Review 2016-2036 Number of new homes required (net)	<b>Principal Town</b>		Yeovil	5,191	<b>Primary Market Towns</b>		Chard	1,995	Crewkerne	1,194	Ilminster	839	Wincanton	563	<b>Local Market Towns</b>		Castle Cary and Ansford	727	Langport and Huish Episcopi	351	<p>LSEs are present through this policy alone.</p> <p>This policy details the provision of 15,368 new homes over the Plan period, and also provides the approximate location of this residential development.</p> <p>Potential impact pathways are present:</p> <ul style="list-style-type: none"><li>• Atmospheric pollution</li><li>• Water quality</li><li>• Water level</li><li>• Recreational disturbance</li></ul> <p>This policy is screened in for Appropriate Assessment.</p>	<p>LSEs are present through this policy in-combination with other plans.</p> <p>This policy details the provision of 15,368 new homes over the Plan period, and also provides the approximate location of this residential development.</p> <p>Potential impact pathways are present:</p> <ul style="list-style-type: none"><li>• Atmospheric pollution</li><li>• Water quality</li><li>• Water level</li><li>• Recreational disturbance</li></ul> <p>This policy is screened in for Appropriate Assessment.</p>
Settlement	Local Plan Review 2016-2036 Number of new homes required (net)																								
<b>Principal Town</b>																									
Yeovil	5,191																								
<b>Primary Market Towns</b>																									
Chard	1,995																								
Crewkerne	1,194																								
Ilminster	839																								
Wincanton	563																								
<b>Local Market Towns</b>																									
Castle Cary and Ansford	727																								
Langport and Huish Episcopi	351																								

	<table><tr><td>Somerton</td><td>574</td></tr><tr><td colspan="2"><b>Rural Centres</b></td></tr><tr><td>Bruton</td><td>152</td></tr><tr><td>Ilchester</td><td>361</td></tr><tr><td>Martock and Bower Hinton</td><td>330</td></tr><tr><td>Milborne Port</td><td>245</td></tr><tr><td>South Petherton</td><td>116</td></tr><tr><td><b>Villages</b></td><td>1,314</td></tr><tr><td>Queen Camel Neighbourhood Area</td><td>38 (of the 1,314)</td></tr><tr><td><b>Rural Settlements</b></td><td>1,686</td></tr><tr><td>East Coker – East Coker Neighbourhood Area (excluding the Yeovil South Sustainable Urban Extension – Policy YV1 and Policy YV3)</td><td>38 (of the 1,686)</td></tr><tr><td><b>Total</b></td><td>15,638</td></tr></table>	Somerton	574	<b>Rural Centres</b>		Bruton	152	Ilchester	361	Martock and Bower Hinton	330	Milborne Port	245	South Petherton	116	<b>Villages</b>	1,314	Queen Camel Neighbourhood Area	38 (of the 1,314)	<b>Rural Settlements</b>	1,686	East Coker – East Coker Neighbourhood Area (excluding the Yeovil South Sustainable Urban Extension – Policy YV1 and Policy YV3)	38 (of the 1,686)	<b>Total</b>	15,638		
Somerton	574																										
<b>Rural Centres</b>																											
Bruton	152																										
Ilchester	361																										
Martock and Bower Hinton	330																										
Milborne Port	245																										
South Petherton	116																										
<b>Villages</b>	1,314																										
Queen Camel Neighbourhood Area	38 (of the 1,314)																										
<b>Rural Settlements</b>	1,686																										
East Coker – East Coker Neighbourhood Area (excluding the Yeovil South Sustainable Urban Extension – Policy YV1 and Policy YV3)	38 (of the 1,686)																										
<b>Total</b>	15,638																										
Policy SS3: Delivering New Employment Land	<p>i. The local plan will assist the delivery of 9,360 jobs by identifying 88ha land for the development of employment uses (Use Classes B1, B2 and B8) between April 2016 and March 2036 and supporting other forms of economic development through the criteria based policies in this plan.</p> <p>ii. The distribution of development across the settlement hierarchy will be in line with requirements below:</p>	<p>LSEs are present through this policy alone.</p> <p>This policy details the provision of 88ha of new employment land over the Plan period, and also provides the approximate location of this development.</p>	<p>LSEs are present through this policy in-combination with other plans.</p> <p>This policy details the provision of 88ha of new employment land over the Plan period, and also</p>																								

	Settlement	Local Plan Review 2016-2036 Amount of Employment Land Required (hectares – net)	Potential impact pathways are present:	provides the approximate location of this development.  Potential impact pathways are present:
	Yeovil	24	<ul style="list-style-type: none"> <li>Atmospheric pollution</li> <li>Water quality</li> <li>Water level</li> </ul> <p>This policy is screened in for Appropriate Assessment.</p>	<ul style="list-style-type: none"> <li>Atmospheric pollution</li> <li>Water quality</li> <li>Water level</li> </ul> <p>This policy is screened in for Appropriate Assessment.</p>
	Chard	13.5		
	Crewkerne	6		
	Ilminster	4		
	Wincanton	6.5		
	Castle Cary and Ansford	2.5		
	Langport and Huish Episcopi	1.5		
	Somerton	3		
	Bruton	1		
	Ilchester	0.5		
	Martock and Bower Hinton	3		
	Milborne Port	0.1		
	South Petherton	0.5		
	Villages	0.5		
	Rural Settlements	21.5		
	<b>Total</b>	<b>88</b>		



Policy SS4: Development In Rural Settlements	<p>i. Development in Rural Settlements will be supported where all the following criteria are met:</p> <p>a. The Rural Settlement must contain at least four of the following six types of service:</p> <ul style="list-style-type: none"> <li>• Local convenience store / post office;</li> <li>• primary school;</li> <li>• health centre;</li> <li>• pub;</li> <li>• Village hall and/or community centre or faith facility with a community meeting space;</li> <li>• children's play area;</li> </ul> <p>b. Development must be located within or adjacent to the existing built settlement, be commensurate with the scale and character of the settlement, and provide for two or more of the types of development listed below:</p> <ol style="list-style-type: none"> <li>1. Affordable housing to meet an identified local need in that settlement.</li> <li>2. Market housing to meet an identified local need in that settlement.</li> <li>3. Employment opportunities appropriate to the scale of the settlement.</li> <li>4. Enhanced or new community facilities and services of an appropriate scale to serve the settlement, where a local need has been identified.</li> </ol> <p>c. Housing development in Rural Settlements should be accommodated on sites no larger than one hectare in size. In addition, the cumulative impact of development in any one Rural Settlement should not result in development of an overall scale that is inconsistent with the settlement strategy set out in Policy SS1.</p> <p>d. Proposals should be consistent with relevant Neighbourhood Plans, have regard to relevant community-led plans and should generally follow robust community engagement and consultation.</p>	<p>There are no Likely Significant Effects (LSEs) of this policy alone.</p> <p>This is a development management policy, which outlines the circumstances under which development will be supported.</p> <p>It does not provide a quantum and / or location of development.</p> <p>There are no impact pathways present and this policy is screened out.</p>	<p>There are no Likely Significant Effects (LSEs) of this policy in-combination.</p> <p>This is a development management policy, which outlines the circumstances under which development will be supported.</p> <p>It does not provide a quantum and / or location of development.</p> <p>There are no impact pathways present and this policy is screened out.</p>

	<p>ii. In settlements (not small groups of dwellings in the countryside) that do not meet the criteria a) to d), proposals for 100% affordable housing will be supported where there is an identified local need demonstrated through a Local Housing Needs Survey.</p>		
Policy SS5: Infrastructure Delivery	<p>i. The Council will secure the provision of (or financial contributions towards) social, physical and environmental infrastructure and community benefits which the council considers necessary to enable the development to proceed. Proposals that form part of potentially wider sites will be assessed in terms of the capacity of the site as a whole and such requirements sought on a pro-rata basis.</p> <p>ii. Planning Obligations (through Section 106 legal agreements) will be used to cover those matters which would otherwise result in planning permission being refused for an individual development and may be negotiated on a site by site basis.</p> <p>iii. The Council, in line with current practice within this and other Councils, will obtain payment from developers for legal and monitoring fees in association with Section 106 Agreements.</p> <p>iv. Infrastructure required as a result of a site specific planning obligation will normally be expected to be provided for onsite where appropriate and delivered in a timely manner. This will be undertaken alongside growth but may exceptionally, be provided nearby or through financial contribution.</p> <p>v. The types of infrastructure required will be considered on a site by site basis and may include the following, where appropriate and not otherwise funded in full or part through CIL (not exhaustive):</p> <ol style="list-style-type: none"> <li>Renewable and low carbon energy.</li> <li>Provision and enhancement of open space, sports facilities and play areas.</li> <li>Providing for and improving accessibility by a variety of modes of sustainable transport.</li> <li>Improvements to biodiversity assets and green infrastructure.</li> <li>Road and highway improvement.</li> </ol>	<p>There are no Likely Significant Effects (LSEs) of this policy alone.</p> <p>This policy outlines the types of infrastructure that will be delivered in South Somerset and how these will be funded.</p> <p>It does not provide a quantum and / or location of development.</p> <p>There are no impact pathways present and this policy is screened out.</p>	<p>There are no Likely Significant Effects (LSEs) of this policy in-combination</p> <p>This policy outlines the types of infrastructure that will be delivered in South Somerset and how these will be funded.</p> <p>It does not provide a quantum and / or location of development.</p> <p>There are no impact pathways present and this policy is screened out.</p>

	<p>f. Community facilities, including Early Years, Primary, and Secondary educational provision.</p> <p>vi. The level of developer contribution will be proportionate to the nature, scale and viability of the project having regard to the:</p> <ol style="list-style-type: none"> <li>Scale and form of development.</li> <li>Capacity of existing infrastructure.</li> <li>Potential impact of the development upon the surrounding area and its facilities.</li> </ol> <p>vii. In exceptional circumstances, where the viability of a scheme is contested the Council will adopt an 'open book' approach to negotiations in line with adopted Council procedures.</p> <p>viii. A Community Infrastructure Levy will be charged throughout the District in accordance with the adopted Charging Schedule for the provision of infrastructure in the area.</p> <p>ix. The Council will work in partnership with other authorities and infrastructure providers to ensure coordination of infrastructure delivery to support growth.</p>		
<b>Chapter 9: Housing</b>			
Policy HG1: Strategic Housing Site	<p>The following housing allocation is strategically significant and will be safeguarded as a residential Key Site:</p> <ul style="list-style-type: none"> <li>CLR Site, Crewkerne (saved allocation: KS/CREW/1).</li> </ul>	<p>There are no Likely Significant Effects (LSEs) of this policy alone.</p> <p>This is a housing management policy, detailing the safeguarding of a key residential site.</p> <p>It does not provide a quantum and / or location of development.</p>	<p>There are no Likely Significant Effects (LSEs) of this policy in-combination with other plans.</p> <p>This is a housing management policy, detailing the safeguarding of a key residential site.</p> <p>It does not provide a quantum and / or location of development.</p>

		There are no impact pathways present and this policy is screened out.	There are no impact pathways present and this policy is screened out.															
Policy HG2: Provision Of Affordable Housing	<p>i. The Council will seek affordable housing provision on major sites (those providing 10 or more dwellings or having a site area of 0.5 hectares or more). Such developments should contribute 28% of the total number of dwellings to the provision of affordable housing.</p> <p>ii. Within any affordable housing provision 80% should be Social Rent or Affordable Rent and 20% should be starter homes, discounted market sales and other routes to affordable home ownership. The affordable housing should be delivered in the following sizes and tenures unless evidence in a Local Housing Needs Assessment, on the Housing Register or other evidence based report shows that an alternative mix is justified. At least 10% of the overall number of units to be provided should be affordable home ownership products*.</p> <table><tr><td><b>Tenure</b></td><td><b>1-bed</b></td><td><b>2-bed</b></td><td><b>3-bed</b></td><td><b>4+ bed</b></td></tr><tr><td><b>Social / Affordable Rented – 80%</b></td><td>35-40%</td><td>35-40%</td><td>20%</td><td>5%</td></tr><tr><td><b>Affordable home ownership products: starter homes, discounted market sales and other routes to affordable home ownership – 20%</b></td><td>15-20%</td><td>50-55%</td><td>25-30%</td><td>0-5%</td></tr></table> <p>iii. All affordable housing contributions shall enable the provision of the number of affordable units without the need for public subsidy.</p> <p>iv. Affordable housing will be provided on the application site except where there are good planning grounds that indicate that the provision of affordable housing would not be appropriate on that site. It is preferable in such circumstances that a financial or other contribution should be made towards the provision of affordable housing on another site in the settlement or nearby settlement.</p>	<b>Tenure</b>	<b>1-bed</b>	<b>2-bed</b>	<b>3-bed</b>	<b>4+ bed</b>	<b>Social / Affordable Rented – 80%</b>	35-40%	35-40%	20%	5%	<b>Affordable home ownership products: starter homes, discounted market sales and other routes to affordable home ownership – 20%</b>	15-20%	50-55%	25-30%	0-5%	<p>There are no Likely Significant Effects (LSEs) of this policy alone.</p> <p>This policy outlines the provision of affordable housing in South Somerset.</p> <p>It does not provide a quantum and / or location of development.</p> <p>There are no impact pathways present and this policy is screened out.</p>	<p>There are no Likely Significant Effects (LSEs) of this policy in-combination with other plans.</p> <p>This policy outlines the provision of affordable housing in South Somerset.</p> <p>It does not provide a quantum and / or location of development.</p> <p>There are no impact pathways present and this policy is screened out.</p>
<b>Tenure</b>	<b>1-bed</b>	<b>2-bed</b>	<b>3-bed</b>	<b>4+ bed</b>														
<b>Social / Affordable Rented – 80%</b>	35-40%	35-40%	20%	5%														
<b>Affordable home ownership products: starter homes, discounted market sales and other routes to affordable home ownership – 20%</b>	15-20%	50-55%	25-30%	0-5%														

	<p>*Except where the site or proposed development provides solely Build to Rent homes; specialist accommodation for a group of people with specific needs (such as purpose built accommodation for the elderly or students); is a self or custom build or is exclusively for affordable housing, an entry–level exception site or a rural exception site.</p>																																																																																					
Policy HG3: Affordable Housing – Internal Space Standards	<p>Newly constructed, change of use or proposals to subdivide existing affordable housing will meet or exceed the following minimum gross internal floor areas and storage requirements:</p> <table><tr><th>Number of bedrooms (b)</th><th>Number of bed spaces (persons)</th><th>1 storey dwellings (m²)</th><th>2 storey dwellings (m²)</th><th>3 storey dwellings (m²)</th><th>Built in storage (m²)</th></tr><tr><td rowspan="2">1b</td><td>1p</td><td>39 (37)*</td><td>-</td><td>-</td><td>1.0</td></tr><tr><td>2p</td><td>50</td><td>58</td><td>-</td><td>1.5</td></tr><tr><td rowspan="2">2b</td><td>3p</td><td>61</td><td>70</td><td>-</td><td rowspan="2">2.0</td></tr><tr><td>4p</td><td>70</td><td>79</td><td>-</td></tr><tr><td rowspan="3">3b</td><td>4p</td><td>74</td><td>84</td><td>90</td><td rowspan="3">2.5</td></tr><tr><td>5p</td><td>86</td><td>93</td><td>99</td></tr><tr><td>6p</td><td>95</td><td>102</td><td>108</td></tr><tr><td rowspan="4">4b</td><td>5p</td><td>90</td><td>97</td><td>103</td><td rowspan="4">3.0</td></tr><tr><td>6p</td><td>99</td><td>106</td><td>112</td></tr><tr><td>7p</td><td>108</td><td>115</td><td>121</td></tr><tr><td>8p</td><td>117</td><td>124</td><td>130</td></tr><tr><td rowspan="3">5b</td><td>6p</td><td>103</td><td>110</td><td>116</td><td rowspan="3">3.5</td></tr><tr><td>7p</td><td>112</td><td>119</td><td>125</td></tr><tr><td>8p</td><td>121</td><td>128</td><td>134</td></tr><tr><td rowspan="2">6b</td><td>7p</td><td>116</td><td>123</td><td>129</td><td rowspan="2">4.0</td></tr><tr><td>8p</td><td>125</td><td>132</td><td>138</td></tr></table>	Number of bedrooms (b)	Number of bed spaces (persons)	1 storey dwellings (m²)	2 storey dwellings (m²)	3 storey dwellings (m²)	Built in storage (m²)	1b	1p	39 (37)*	-	-	1.0	2p	50	58	-	1.5	2b	3p	61	70	-	2.0	4p	70	79	-	3b	4p	74	84	90	2.5	5p	86	93	99	6p	95	102	108	4b	5p	90	97	103	3.0	6p	99	106	112	7p	108	115	121	8p	117	124	130	5b	6p	103	110	116	3.5	7p	112	119	125	8p	121	128	134	6b	7p	116	123	129	4.0	8p	125	132	138	<p>There are no Likely Significant Effects (LSEs) of this policy alone.</p> <p>This policy details the internal space standards for affordable housing.</p> <p>It does not provide a quantum and / or location of development.</p> <p>There are no impact pathways present and this policy is screened out.</p>	<p>There are no Likely Significant Effects (LSEs) of this policy in-combination with other plans.</p> <p>This policy details the internal space standards for affordable housing.</p> <p>It does not provide a quantum and / or location of development.</p> <p>There are no impact pathways present and this policy is screened out.</p>
Number of bedrooms (b)	Number of bed spaces (persons)	1 storey dwellings (m²)	2 storey dwellings (m²)	3 storey dwellings (m²)	Built in storage (m²)																																																																																	
1b	1p	39 (37)*	-	-	1.0																																																																																	
	2p	50	58	-	1.5																																																																																	
2b	3p	61	70	-	2.0																																																																																	
	4p	70	79	-																																																																																		
3b	4p	74	84	90	2.5																																																																																	
	5p	86	93	99																																																																																		
	6p	95	102	108																																																																																		
4b	5p	90	97	103	3.0																																																																																	
	6p	99	106	112																																																																																		
	7p	108	115	121																																																																																		
	8p	117	124	130																																																																																		
5b	6p	103	110	116	3.5																																																																																	
	7p	112	119	125																																																																																		
	8p	121	128	134																																																																																		
6b	7p	116	123	129	4.0																																																																																	
	8p	125	132	138																																																																																		

	<p><b>Notes</b></p> <p>1. Built in storage areas are included within the overall gross internal areas (GIAs) and include an allowance of 0.5m<sup>2</sup> for fixed services or equipment such as hot water cylinder, boiler or heat exchanger.</p> <p>2. GIAs for one storey dwellings include enough space for one bathroom and one additional WC (or shower room) in dwellings with 5 or more bedspaces. GIAs for two and three storey dwellings include enough space for one bathroom and one additional WC (or shower room). Additional sanitary facilities may be included without increasing the GIA provided that all aspects of the space standard have been met.</p> <p>3. Where a 1b 1p has a shower room instead of a bathroom, the floor area may be reduced from 39m<sup>2</sup> to 37m<sup>2</sup>, as shown bracketed.</p> <p>4. Furnished layouts are not required to demonstrate compliance.</p>												
Policy HG4: Achieving A Mix Of Market Housing	<p>i. A range of market housing types and sizes should be provided across the district on major development sites that can reasonably meet the market housing needs of the residents of South Somerset. The mix should contribute to the provision of sustainable and balanced communities and should be in general accordance with the following targets:</p> <table><tr><th>Number of Bedrooms</th><th>Target</th></tr><tr><td>1</td><td>5-10%</td></tr><tr><td>2</td><td>35%</td></tr><tr><td>3</td><td>45%</td></tr><tr><td>4+</td><td>10-15%</td></tr></table> <p>ii. On small sites (not major development), housing types and sizes should be provided that, taken in the context of existing surrounding dwellings and evidence, contribute to the provision of sustainable, balanced communities.</p>	Number of Bedrooms	Target	1	5-10%	2	35%	3	45%	4+	10-15%	<p>There are no Likely Significant Effects (LSEs) of this policy alone.</p> <p>This policy outlines the provision of mixed housing within South Somerset.</p> <p>It does not provide a quantum and / or location of development.</p> <p>There are no impact pathways present and this policy is screened out.</p>	<p>There are no Likely Significant Effects (LSEs) of this policy in-combination with other plans.</p> <p>This policy outlines the provision of mixed housing within South Somerset.</p> <p>It does not provide a quantum and / or location of development.</p> <p>There are no impact pathways present and this policy is screened out.</p>
Number of Bedrooms	Target												
1	5-10%												
2	35%												
3	45%												
4+	10-15%												
Policy HG5: Care Homes And Specialist Accommodation	<p>i. Proposals for care homes or similar specialist accommodation that meets an identified local need will be supported where it is consistent with the Settlement Strategy. In exceptional circumstances, where development is proposed in a countryside location, the Council will require</p>	<p>There are no Likely Significant Effects (LSEs) of this policy alone.</p>	<p>There are no Likely Significant Effects (LSEs) of this policy alone.</p>										



	<p>clear justification for its location. This will take into account the nature of specialist care required and demonstration that alternative sites are unsuitable and/or unavailable and the economic benefit of the proposal to the locality.</p> <p>ii. Where the District Council seek to negotiate affordable housing in respect of development that already meets a specified housing need, such as sheltered housing or Care Homes, the Council will take into account that such sites may be inappropriate for a mix of affordable housing and general market housing or that such sites have met, by their nature, affordable housing requirements.</p>	<p>This policy details the provision of care homes and other specialist accommodation in South Somerset.</p> <p>It does not provide a quantum and / or location of development.</p> <p>There are no impact pathways present and this policy is screened out.</p>	<p>this policy in-combination with other plans.</p> <p>This policy details the provision of care homes and other specialist accommodation in South Somerset.</p> <p>It does not provide a quantum and / or location of development.</p> <p>There are no impact pathways present and this policy is screened out.</p>
Policy HG6: Gypsies, Travellers And Travelling Showpeople	<p>i. The accommodation needs of Gypsies, Travellers and Travelling Showpeople will be met by ensuring that they are accommodated in sustainable locations where essential services are available.</p> <p>ii. Site allocations will be made to accommodate at least:</p> <ul style="list-style-type: none"> <li>• 23 Residential pitches</li> <li>• 10 Transit pitches; and</li> <li>• 6 Travelling Showpeople plots.</li> </ul> <p>iii. The following criteria will guide the location of sites:</p> <ol style="list-style-type: none"> <li>a. Significantly contaminated land should be avoided;</li> <li>b. Development should not result in an adverse impact on internationally and nationally recognised designations (for example: Natura 2000 sites, Sites of Special Scientific Interest and Areas of Outstanding Natural Beauty);</li> <li>c. The development should not have a significant adverse impact on the landscape character and visual amenity of the area;</li> <li>d. The site is reasonably well related to schools and other community facilities;</li> </ol>	<p>LSEs are present through this policy alone.</p> <p>This policy details the provision of 23 residential pitches, 10 transit pitches and 6 travelling showpeople plots.</p> <p>Potential impact pathways are present:</p> <ul style="list-style-type: none"> <li>• Recreational pressure</li> <li>• Water quality</li> <li>• Water level</li> <li>• Atmospheric pollution</li> </ul>	<p>LSEs are present through this policy in-combination with other plans</p> <p>This policy details the provision of 23 residential pitches, 10 transit pitches and 6 travelling showpeople plots.</p> <p>Potential impact pathways are present:</p> <ul style="list-style-type: none"> <li>• Recreational pressure</li> <li>• Water quality</li> <li>• Water level</li> <li>• Atmospheric pollution</li> </ul>

	<p>e. The health and safety of occupants and visitors will not be at risk through unsafe access to sites, noise pollution or unacceptable flood risk;</p> <p>f. There should be adequate space for on-site parking, servicing and turning of vehicles;</p> <p>g. The option of mixed residential and business use on sites will be considered where appropriate.</p> <p>iv. The number of pitches provided should be appropriate to the size of the site and availability of infrastructure, services and facilities in accordance with the general principles set out in the settlement hierarchy.</p>	This policy is screened in for Appropriate Assessment.	This policy is screened in for Appropriate Assessment.
Policy HG7: Replacement Dwellings In The Countryside	<p>i. The replacement of existing dwellings in the countryside will only be permitted where:</p> <p>a. The scale of the replacement would not result in an unacceptably large increase in the height or size of the original dwelling; and</p> <p>b. The development is compatible with and sympathetic in scale, design, materials, layout and siting to the character and setting of adjoining buildings, and to the landscape character of the location; and</p> <p>c. The replacement is on a one for one basis and evidence is provided that the use of the existing dwelling has not been abandoned.</p> <p>ii. Extensions to existing dwellings in the countryside will be permitted where the extension does not result in a dwelling that is disproportionate to the scale of the original dwelling and the size and design of the extension are appropriate to the landscape character of the location.</p>	<p>There are no Likely Significant Effects (LSEs) of this policy alone.</p> <p>This policy outlines the protection of dwellings in the countryside and identifies when these can be replaced.</p> <p>It does not provide a quantum and / or location of development.</p> <p>There are no impact pathways present and this policy is screened out.</p>	<p>There are no Likely Significant Effects (LSEs) of this policy in-combination with other plans.</p> <p>This policy outlines the protection of dwellings in the countryside and identifies when these can be replaced.</p> <p>It does not provide a quantum and / or location of development.</p> <p>There are no impact pathways present and this policy is screened out.</p>
Policy HG8: Housing For Agricultural And Related Workers	<p>i. A development proposal in the countryside to meet the accommodation needs of a full-time worker or one primarily employed (not part time) in agriculture, horticulture, forestry, equestrian activities or other business where a rural location is essential should demonstrate that:</p> <p>a. There is a clearly established existing functional need;</p> <p>b. The enterprise is economically viable;</p>	<p>There are no Likely Significant Effects (LSEs) of this policy alone.</p> <p>This is a development management policy, establishing the regulation of</p>	<p>There are no Likely Significant Effects (LSEs) of this policy in-combination with other plans.</p> <p>This is a development management policy,</p>

	<p>c. Provision on-site (or in the immediate vicinity) is necessary for the operation of the business;</p> <p>d. No suitable accommodation exists (or could be made available) in established buildings on the site or in the immediate vicinity;</p> <p>e. It does not involve replacing a dwelling disposed of recently as general market housing;</p> <p>f. The dwelling is no larger than that required to meet the operational needs of the business; and</p> <p>g. The siting and landscaping of the new dwelling minimises the impact upon the local landscape character and visual amenity of the countryside and ensures no adverse impact upon the integrity of nationally and internationally designated sites, such as AONB.</p> <p>ii. Where a new dwelling is permitted, this will be the subject of a condition ensuring the occupation will be limited to a person solely or mainly working, or last working in the locality in agriculture, horticulture, forestry, equestrian activities or other rural business (or a surviving partner of such a person, and any resident dependents).</p>	<p>any potential housing for agricultural workers.</p> <p>It does not provide a quantum and / or location of development.</p> <p>There are no impact pathways present and this policy is screened out.</p>	<p>establishing the regulation of any potential housing for agricultural workers.</p> <p>It does not provide a quantum and / or location of development.</p> <p>There are no impact pathways present and this policy is screened out.</p>
Policy HG9: Removal Of Agricultural And Other Occupancy Conditions	<p>Planning permission for the removal of a restrictive occupancy condition for an agricultural, forestry or other similar worker on a dwelling will only be given where it can be evidentially shown:</p> <p>a. That there is no longer a continued need for the property on the holding or for the business;</p> <p>b. There is no long term need for a dwelling with restricted occupancy to serve local need in the locality; and</p> <p>c. The property has been marketed locally for an appropriate period (minimum 18 months) at an appropriate price and evidence of marketing is demonstrated.</p>	<p>There are no Likely Significant Effects (LSEs) of this policy alone.</p> <p>This is a policy detailing the removal of restrictive occupancy in dwellings.</p> <p>It does not provide a quantum and / or location of development.</p> <p>There are no impact pathways present and this policy is screened out.</p>	<p>There are no Likely Significant Effects (LSEs) of this policy in-combination with other plans.</p> <p>This is a policy detailing the removal of restrictive occupancy in dwellings.</p> <p>It does not provide a quantum and / or location of development.</p> <p>There are no impact pathways present and this policy is screened out.</p>

<b>Chapter 10: Economic Prosperity</b>			
Policy EP1: Strategic Employment Sites	<p>The following employment allocations are strategically significant and will be safeguarded for local and inward investment:</p> <ul style="list-style-type: none"> <li>• Land off Bunford Lane, Yeovil</li> <li>• Lufton 2000</li> <li>• Seafire Park</li> <li>• Land of former Chard sewage treatment works</li> <li>• Crewkerne Key Site (CLR)</li> <li>• Land at Station Road, Ilminster</li> </ul>	<p>There are no Likely Significant Effects (LSEs) of this policy alone.</p> <p>This is an economic development policy detailing the safeguarding of strategic employment sites.</p> <p>It does not provide a quantum and / or location of development.</p> <p>There are no impact pathways present and this policy is screened out.</p>	<p>There are no Likely Significant Effects (LSEs) of this policy in-combination with other plans</p> <p>This is an economic development policy detailing the safeguarding of strategic employment sites.</p> <p>It does not provide a quantum and / or location of development.</p> <p>There are no impact pathways present and this policy is screened out.</p>
Policy EP2: Change Of Use Of Employment Land And Buildings	<p>The change of use of employment land and buildings will be resisted unless:</p> <ul style="list-style-type: none"> <li>• Applicants can demonstrate there is no need for the land and/or buildings by submitting a marketing statement with the planning application which demonstrates that the site has been actively marketed for a minimum of 12 months.</li> <li>• The proposed use is compatible with surrounding uses and does not adversely impact on the operation of existing businesses in the immediate area.</li> <li>• The sequential test set out in Policy TC4 is passed.</li> <li>• The proposal would result in significant environmental improvements or enhancements to the character of the area.</li> <li>• There is adequate access and the proposed development would not cause an unacceptable impact on the operation of the highway network.</li> </ul>	<p>There are no Likely Significant Effects (LSEs) of this policy alone.</p> <p>This is an economic development policy highlighting the general protection of employment land.</p> <p>It does not provide a quantum and / or location of development.</p>	<p>There are no Likely Significant Effects (LSEs) of this policy in-combination with other plans.</p> <p>This is an economic development policy highlighting the general protection of employment land.</p> <p>It does not provide a quantum and / or location of development.</p>

		There are no impact pathways present and this policy is screened out.	There are no impact pathways present and this policy is screened out.
Policy EP3: Enhancement Of Existing Employment Areas	<p>New employment land will be supported in existing employment areas provided that full consideration has been given to the parking requirements of the business and there is no unacceptable impact on the operation of the highway network.</p> <p>Applications for additional car parking in existing employment areas will be supported where it can be demonstrated there is a local need.</p> <p>Ancillary uses will be strictly controlled and limited in existing employment areas to those which demonstrate that they are of a scale and nature commensurate with the surrounding area and do not compromise the vitality or viability of a nearby Town Centre.</p>	<p>There are no Likely Significant Effects (LSEs) of this policy alone.</p> <p>This is an economic development policy outlining the enhancement of existing employment areas.</p> <p>It does not provide a quantum and / or location of development.</p> <p>There are no impact pathways present and this policy is screened out.</p>	<p>There are no Likely Significant Effects (LSEs) of this policy in-combination with other plans.</p> <p>This is an economic development policy outlining the enhancement of existing employment areas.</p> <p>It does not provide a quantum and / or location of development.</p> <p>There are no impact pathways present and this policy is screened out.</p>
Policy EP4: Delivering Employment Land In Villages, Rural Settlements And The Countryside	<p>To meet local business and community needs, new employment proposals in Villages, Rural Settlements and the countryside will be supported where:</p> <ul style="list-style-type: none"> <li>• it is either adjacent to, or physically well-related to an existing built settlement;</li> <li>• it is of a scale commensurate to the locality;</li> <li>• there are clear economic benefits to the immediate locality and the wider district;</li> <li>• there is no adverse impact upon wildlife or conservation designations; and</li> <li>• as far as possible, there are good transport links, including road and public transport and propose enhanced travel planning</li> </ul>	<p>There are no Likely Significant Effects (LSEs) of this policy alone.</p> <p>This is an economic development policy outlining that employment proposals in rural settings will be supported.</p> <p>It does not provide a quantum and / or location of development.</p>	<p>There are no Likely Significant Effects (LSEs) of this policy in-combination with other plans.</p> <p>This is an economic development policy outlining that employment proposals in rural settings will be supported.</p> <p>It does not provide a quantum and / or location of development.</p>

		Larger scale proposals may be considered in these locations where a clear assessment has been undertaken to demonstrate why currently allocated employment land is not suitable and there is a clear financial business plan supporting the proposal.	There are no impact pathways present and this policy is screened out.	There are no impact pathways present and this policy is screened out.
Policy EP5: Expansion Of Existing Business In The Countryside		<p>Proposals for the expansion of all types of existing businesses in the countryside and outside established employment areas will be permitted where:</p> <ul style="list-style-type: none"> <li>• The business is a viable business and its re-location would be impractical or not viable;</li> <li>• The proposed development cannot physically and reasonably be accommodated within the curtilage of the existing site and existing buildings have been re-used where possible;</li> <li>• There is no adverse impact on the countryside with regard to scale, character and appearance of new buildings and/or changes of use of land;</li> <li>• There is no adverse impact upon wildlife or conservation designations; and</li> <li>• There is no unacceptable impact on the operation of the highway network.</li> </ul>	<p>There are no Likely Significant Effects (LSEs) of this policy alone.</p> <p>This is an economic development policy outlining that the expansion of existing businesses in the countryside will be permitted.</p> <p>It does not provide a quantum and / or location of development.</p> <p>There are no impact pathways present and this policy is screened out.</p>	<p>There are no Likely Significant Effects (LSEs) of this policy in-combination with other plans.</p> <p>This is an economic development policy outlining that the expansion of existing businesses in the countryside will be supported.</p> <p>It does not provide a quantum and / or location of development.</p> <p>There are no impact pathways present and this policy is screened out.</p>
Policy EP6: Farm Diversification	Farm	<p>Proposals for development for the purpose of farm diversification within established agricultural holdings will be permitted if they comply with the following criteria:</p> <ul style="list-style-type: none"> <li>• The character, scale and type of proposal is compatible with its location and landscape setting;</li> <li>• A development will not be allowed to proceed unless it can be demonstrated that it will not result in any adverse impacts to the integrity of Natura 2000 sites and other national and international wildlife sites and landscape designations;</li> <li>• They form part of a comprehensive farm diversification scheme and are operated as part of a viable farm holding and contribute to making the holding viable;</li> </ul>	<p>There are no Likely Significant Effects (LSEs) of this policy alone.</p> <p>This is an economic development policy outlining that the criteria under which development for the purposes of farm diversification will be permitted.</p>	<p>There are no Likely Significant Effects (LSEs) of this policy in-combination with other plans.</p> <p>This is an economic development policy outlining that the criteria under which development for the purposes of farm diversification will be permitted.</p>



	<ul style="list-style-type: none"> <li>• Appropriately located existing buildings should be re-used where possible; and</li> <li>• Where new or replacement buildings are required, the proposal is in scale with the surroundings and well related to any existing buildings on the site.</li> </ul>	<p>It does not provide a quantum and / or location of development.</p> <p>There are no impact pathways present and this policy is screened out.</p>	<p>It does not provide a quantum and / or location of development.</p> <p>There are no impact pathways present and this policy is screened out.</p>
Policy EP7: Henstridge Airfield	<p>Because of its remote, countryside location, permission will not be granted for further development at Henstridge Airfield that would unacceptably intensify the level of activity or materially add to built development.</p>	<p>There are no Likely Significant Effects (LSEs) of this policy alone.</p> <p>This is a policy outlining the restriction on further development at Henstridge Airfield.</p> <p>It does not provide a quantum and / or location of development.</p> <p>There are no impact pathways present and this policy is screened out.</p>	<p>There are no Likely Significant Effects (LSEs) of this policy in-combination with other plans.</p> <p>This is a policy outlining the restriction on further development at Henstridge Airfield.</p> <p>It does not provide a quantum and / or location of development.</p> <p>There are no impact pathways present and this policy is screened out.</p>
Policy EP8: New And Enhanced Tourism Facilities	<p>New and enhanced tourism facilities will be supported within or adjacent to existing built settlements where they are of an appropriate scale to the size and role of that settlement.</p> <p>Outside settlements, new and enhanced tourism facilities must be in keeping with the character and scale of the location and landscape setting.</p> <p>In all cases development will need to demonstrate that there are no significant adverse impacts on biodiversity interests (including Natura</p>	<p>There are no Likely Significant Effects (LSEs) of this policy alone.</p> <p>This is a policy detailing that new and enhanced tourism facilities will be supported. It contains the positive provision of protecting</p>	<p>There are no Likely Significant Effects (LSEs) of this policy in-combination with other plans.</p> <p>This is a policy detailing that new and enhanced tourism facilities will be supported. It contains the positive provision of protecting Natura</p>

	<p>2000 and other internationally and nationally designated sites), it does not harm the District's environmental or cultural heritage and it ensures the continued protection of designated conservation features.</p> <p>Locations that are accessible and have good transport links, including road and public transport will be supported.</p> <p>New holiday accommodation in the countryside will be supported where existing buildings are reused.</p>	<p>Natura 2000 sites from adverse impacts.</p> <p>It does not provide a quantum and / or location of development.</p> <p>There are no impact pathways present and this policy is screened out.</p>	<p>2000 sites from adverse impacts.</p> <p>It does not provide a quantum and / or location of development.</p> <p>There are no impact pathways present and this policy is screened out.</p>
<b>Chapter 11: Town Centre Regeneration and Retail</b>			
Policy TC1: Yeovil Town Centre Regeneration Sites	<p>The following sites in Yeovil Town Centre are allocated for redevelopment to provide the specified types of developments:</p> <p>a. Former Box Factory Site and South Street Car Park; providing for a residential-led scheme of about 85 dwellings.</p> <p>b. The Bus Station and Glovers Walk; providing a mixed-use development extending to about 20,000m<sup>2</sup> of floorspace over three-four stories, including a residential element of about 100 dwellings.</p> <p>c. The former Cattle Market; providing for a range of mixed-use of development with about 5,000m<sup>2</sup> of floorspace, including a residential element of about 80 dwellings.</p> <p>d. Petters Way; providing for a commercial development of about 3,000 m<sup>2</sup> and with a residential element of about 20 dwellings.</p>	<p>LSEs are present through this policy alone.</p> <p>This policy details the total delivery of 285 dwellings and 28,000m<sup>2</sup> of employment land on redevelopment sites in Yeovil Town Centre.</p> <p>Potential impact pathways are present:</p> <ul style="list-style-type: none"> <li>• Recreational pressure</li> <li>• Atmospheric pollution</li> </ul> <p>This policy is screened in for Appropriate Assessment.</p>	<p>LSEs are present through this policy in-combination with other plans.</p> <p>This policy details the total delivery of 285 dwellings and 28,000m<sup>2</sup> of employment land on redevelopment sites in Yeovil Town Centre.</p> <p>Potential impact pathways are present:</p> <ul style="list-style-type: none"> <li>• Recreational pressure</li> <li>• Atmospheric pollution</li> </ul> <p>This policy is screened in for Appropriate Assessment.</p>
Policy TC2: Development In The Designated Yeovil Town Centre	<p>i. The priorities in determining planning applications for new development in the designated town centre are:</p> <p>a. A flexible approach to proposed town centre uses.</p> <p>b. More residential development in the centre.</p> <p>c. Very high standards of urban design and use of materials.</p>	<p>There are no Likely Significant Effects (LSEs) of this policy alone.</p>	<p>There are no Likely Significant Effects (LSEs) of this policy in-combination with other plans.</p>

	<p>d. Contributions to a significantly improved public realm. e. Improvements to public transport provision.</p> <p>ii. A more relaxed approach to some requirements will also be adopted, including:</p> <ul style="list-style-type: none"> <li>• Reduced on-site parking standards and the potential for parking-free development.</li> <li>• Increased densities of development of at least 100 dwellings per hectare.</li> <li>• Reduced S106 contributions for other general items off site.</li> </ul>	<p>This is a development management policy outlining to what standards buildings in the designated Yeovil town centre will be delivered.</p> <p>It does not provide a quantum and / or location of development.</p> <p>There are no impact pathways present and this policy is screened out.</p>	<p>This is a development management policy outlining to what standards buildings in the designated Yeovil town centre will be delivered.</p> <p>It does not provide a quantum and / or location of development.</p> <p>There are no impact pathways present and this policy is screened out.</p>
Policy TC3: Chard Town Centre Regeneration Site	<p>The Boden Mill site in Chard Town Centre is allocated for redevelopment to provide:</p> <ul style="list-style-type: none"> <li>• A mixed use development, including a new leisure centre and swimming pool, alongside a blend of housing and commercial developments.</li> <li>• The provision of 28% affordable housing.</li> <li>• A high quality public open space.</li> </ul>	<p>LSEs are present through this policy alone.</p> <p>This is a policy outlining the redevelopment of Chard Town Centre for a mix of uses, including housing. However, it does not provide a quantum of development.</p> <p>Potential impact pathways are present:</p> <ul style="list-style-type: none"> <li>• Recreational pressure</li> <li>• Atmospheric pollution</li> </ul> <p>This policy is screened in for Appropriate Assessment.</p>	<p>LSEs are present through this policy in-combination with other plans.</p> <p>This is a policy outlining the redevelopment of Chard Town Centre for a mix of uses, including housing. However, it does not provide a quantum of development.</p> <p>Potential impact pathways are present:</p> <ul style="list-style-type: none"> <li>• Recreational pressure</li> <li>• Atmospheric pollution</li> </ul> <p>This policy is screened in for Appropriate Assessment.</p>

<p>Policy TC4: Retail Hierarchy</p>	<p>i. Yeovil is the Principal Town Centre in South Somerset. Chard, Crewkerne, Ilminster and Wincanton are Market Towns in retail terms. Ansford/Castle Cary, Langport/Huish Episcopi and Somerton are District Centres in retail terms and Bruton, Ilchester, Martock, Milborne Port; and South Petherton are Local Centres in retail terms.</p> <p>ii. The development of main town centre uses in Yeovil, the Market Towns, District Centres and Local Centres should be of a scale that is commensurate with the settlement role and function, and does not unbalance the town centre hierarchy.</p>	<p>There are no Likely Significant Effects (LSEs) of this policy alone.</p> <p>This policy sets out the retail hierarchy across South Somerset.</p> <p>It does not provide a quantum and / or location of development.</p> <p>There are no impact pathways present and this policy is screened out.</p>	<p>There are no Likely Significant Effects (LSEs) of this policy in-combination with other plans.</p> <p>This policy sets out the retail hierarchy across South Somerset.</p> <p>It does not provide a quantum and / or location of development.</p> <p>There are no impact pathways present and this policy is screened out.</p>
<p>Policy TC5: Location Of Main Town Centre Uses (The Sequential Approach)</p>	<p>i. In order to sustain and enhance the vitality and viability of town centres, new proposals for town centre uses will be permitted firstly within Yeovil Town Centre Shopping Area and the defined Town Centres of Market Towns, District Centres and Local Centres, followed by Edge-of-Centre locations, then Out-of-Centre sites that are, or will be well served by a choice of sustainable modes of transport, and are close to the centre or in relation to bulky goods retailing, are located immediately adjacent to existing retail warehousing.</p> <p>ii. Proposals should be of a scale appropriate to the size and function of the town centre and would help to sustain and enhance the vitality and viability of the centre.</p> <p>iii. Applications for town centre uses which are not in an existing Town Centre and not in accordance with an up to date Development Plan should be refused planning permission where the applicant has not demonstrated compliance with the sequential approach to site selection, or there is clear evidence that the proposal, either alone or combined with</p>	<p>There are no Likely Significant Effects (LSEs) of this policy alone.</p> <p>This policy sets out the location and scale of town centre uses across South Somerset.</p> <p>It does not provide a quantum and / or location of development.</p> <p>There are no impact pathways present and this policy is screened out.</p>	<p>There are no Likely Significant Effects (LSEs) of this policy in-combination with other plans.</p> <p>This policy sets out the location and scale of town centre uses across South Somerset.</p> <p>It does not provide a quantum and / or location of development.</p> <p>There are no impact pathways present and this policy is screened out.</p>

	<p>other recent and outstanding planning permissions would seriously affect the vitality and viability of a nearby Town Centre.</p> <p>iv. Parking will be considered in the context of wider Town Centre parking.</p>																	
Policy TC6: Floorspace Thresholds For Impact Assessments	<p>i. In order to ensure that full consideration is given to the scale of development and whether this would have any significant adverse impacts, proposals involving additional retail floorspace, that is in excess of the following thresholds should be accompanied by a Retail Impact Assessment in accordance with national planning guidance.</p> <table><tr><th>Settlement Classification</th><th>South Somerset Settlements</th><th>Retail Floorspace Threshold (gross)</th></tr><tr><td>Principal Centre</td><td>Yeovil</td><td>500m<sup>2</sup></td></tr><tr><td>Market Towns</td><td>Chard, Crewkerne, Ilminster and Wincanton</td><td>500m<sup>2</sup></td></tr><tr><td>District Centres</td><td>Langport &amp; Huish Episcopi, Ansford&amp; Castle Cary and Somerton</td><td>250m<sup>2</sup></td></tr><tr><td>Local Centres</td><td>Bruton, Ilchester, Martock, Milborne Port and South Petherton</td><td>250m<sup>2</sup></td></tr></table> <p>ii. Proposals for retail developments up to and including the above floorspace thresholds will generally be regarded as being of a scale that would not result in significant adverse impacts.</p> <p>iii. Where Impact Assessments present evidence of significant adverse impacts on an existing town centre, development will be refused.</p>	Settlement Classification	South Somerset Settlements	Retail Floorspace Threshold (gross)	Principal Centre	Yeovil	500m <sup>2</sup>	Market Towns	Chard, Crewkerne, Ilminster and Wincanton	500m <sup>2</sup>	District Centres	Langport & Huish Episcopi, Ansford& Castle Cary and Somerton	250m <sup>2</sup>	Local Centres	Bruton, Ilchester, Martock, Milborne Port and South Petherton	250m <sup>2</sup>	<p>There are no Likely Significant Effects (LSEs) of this policy alone.</p> <p>This is a development management policy detailing the acceptable floorspace thresholds for new sites.</p> <p>It does not provide a quantum and / or location of development.</p> <p>There are no impact pathways present and this policy is screened out.</p>	<p>There are no Likely Significant Effects (LSEs) of this policy in-combination with other plans.</p> <p>This is a development management policy detailing the acceptable floorspace thresholds for new sites.</p> <p>It does not provide a quantum and / or location of development.</p> <p>There are no impact pathways present and this policy is screened out.</p>
Settlement Classification	South Somerset Settlements	Retail Floorspace Threshold (gross)																
Principal Centre	Yeovil	500m <sup>2</sup>																
Market Towns	Chard, Crewkerne, Ilminster and Wincanton	500m <sup>2</sup>																
District Centres	Langport & Huish Episcopi, Ansford& Castle Cary and Somerton	250m <sup>2</sup>																
Local Centres	Bruton, Ilchester, Martock, Milborne Port and South Petherton	250m <sup>2</sup>																
Policy TC7: Protection Of Retail Uses In Primary Shopping Areas	<p>i. Development proposals resulting in the change of use from retail (class A1 of the use classes order) to non-retail on ground floors within the defined Primary Shopping Areas will be permitted, except where the number or coalescence of such uses would undermine the dominant retail function.</p>	<p>There are no Likely Significant Effects (LSEs) of this policy alone.</p>	<p>There are no Likely Significant Effects (LSEs) of this policy in-combination with other plans.</p>															

	<p>ii. In order to guide decisions relating to actual numbers and/or coalescence and the impact resulting the following criteria will be taken into account:</p> <p>a. The location and prominence of the premises within the Primary Shopping Area;</p> <p>b. The floorspace and length of frontage of the premises;</p> <p>c. The number, distribution and proximity to other non-A1 use class premises (or with consent for such use) within the Primary Shopping Area in question and throughout the town centre;</p> <p>d. The character and nature of the use proposed, including the level of pedestrian activity associated with it;</p> <p>e. The level of vacancies; and</p> <p>f. Whether the proposed use would give rise to noise, smell or other environmental problem.</p>	<p>This is a development management policy outlining the protection of retail uses in primary shopping areas.</p> <p>It does not provide a quantum and / or location of development.</p> <p>There are no impact pathways present and this policy is screened out.</p>	<p>This is a development management policy outlining the protection of retail uses in primary shopping areas.</p> <p>It does not provide a quantum and / or location of development.</p> <p>There are no impact pathways present and this policy is screened out.</p>
Policy TC8: Neighbourhood Centres	<p>Development of Neighbourhood Centres shall be of a scale and type to meet the local needs of the area within which they will be located and must not adversely affect the vitality and viability of any town centres identified by the local authority.</p>	<p>There are no Likely Significant Effects (LSEs) of this policy alone.</p> <p>This is a development management policy outlining development guidance for Neighbourhood Centres.</p> <p>It does not provide a quantum and / or location of development.</p> <p>There are no impact pathways present and this policy is screened out.</p>	<p>There are no Likely Significant Effects (LSEs) of this policy in-combination with other plans.</p> <p>This is a development management policy outlining development guidance for Neighbourhood Centres.</p> <p>It does not provide a quantum and / or location of development.</p> <p>There are no impact pathways present and this policy is screened out.</p>

<p>Policy TC9: Protection And Provision Of Local Shops, Community Facilities And Services</p>	<p>Provision of new community facilities and services will be supported. Proposals that would result in a significant or total loss of site and/or premises currently or last used for a local shop, post office, public house, community or cultural facility or other service that contributes towards the sustainability of a local settlement will not be permitted except where the applicant demonstrates that:</p> <p>(a) alternative provision of equivalent or better quality, that is accessible to that local community is available within the settlement or will be provided and made available prior to commencement of redevelopment; or</p> <p>(b) there is no reasonable prospect of retention of the existing use as it is unviable as demonstrated by a viability assessment, and all reasonable efforts to secure suitable alternative business or community re-use or social enterprise have been made for a minimum of 12 months or a period agreed by the Local Planning Authority prior to application submission.</p>	<p>There are no Likely Significant Effects (LSEs) of this policy alone.</p> <p>This is a development management policy outlining that community facilities, such as shops, post offices and public houses will be supported.</p> <p>It does not provide a quantum and / or location of development.</p> <p>There are no impact pathways present and this policy is screened out.</p>	<p>There are no Likely Significant Effects (LSEs) of this policy in-combination with other plans.</p> <p>This is a development management policy outlining that community facilities, such as shops, post offices and public houses will be supported.</p> <p>It does not provide a quantum and / or location of development.</p> <p>There are no impact pathways present and this policy is screened out.</p>
<p><b>Chapter 12: Transport and Accessibility</b></p>			
<p>Policy TA1: Low Carbon Travel</p>	<p>i. Unless specified otherwise, all major new development in South Somerset should:</p> <p>a. Provide Travel Information Packs and a travel website where information can be updated and supplied;</p> <p>b. Provide for the charging of electric vehicles with an external charging point of at least 16 amps within the curtilage of the site in accordance with the following thresholds:</p> <p>1. Each new dwelling with one or more parking spaces shall provide at least one electric charging point (16 amp minimum).</p> <p>2. All new non-residential developments providing 50 or more car parking spaces shall be served by electric vehicle charging points (16 amp minimum) for at least two percent of all spaces. Every effort should be</p>	<p>There are no Likely Significant Effects (LSEs) of this policy alone.</p> <p>This is a transport management policy detailing the support for low carbon travel. It contains the positive provision of supporting a modal shift in transport and enhancing public transport.</p>	<p>There are no Likely Significant Effects (LSEs) of this policy in-combination with other plans.</p> <p>This is a transport management policy detailing the support for low carbon travel. It contains the positive provision of supporting a modal shift in transport and enhancing public transport.</p>



	<p>made to safeguard the most desirable parking spaces for the charging of electric vehicles.</p> <p>3. In addition, all new retail or leisure sites providing car parking for 50 or more spaces shall provide at least one rapid charger to service customer vehicles.</p> <p>c. Provide a Green Travel Voucher for each occupier/ employee valid for 6 months for use on sustainable transport;</p> <p>d. Provide cycle and pedestrian routes and facilities for cycle parking within the new development commensurate with the levels and standards designated in the SCC cycle parking strategy;</p> <p>e. Ensure that sustainable transport measures on the site are in place and operational concurrent with first occupancy.</p> <p>f. Developments of all new residential dwellings should enable ease of working from home by providing a designed in specific work area with broadband connections.</p> <p>ii. Planning obligations commensurate with the scale of development will be sought to:</p> <p>1. Deliver improved public transport connections, increasing accessibility through enhancements to either existing conventional bus routes or existing Demand Responsive Transport schemes</p> <p>2. The provision of new services and new bus stops, bus timetables and bus shelters.</p> <p>3. The developer will be required to enter into a planning obligation in accordance with Policy SS5 to ensure provision of such facilities, which shall be provided prior to first occupation of the new development.</p>	<p>It does not provide a quantum and / or location of development.</p> <p>There are no impact pathways present and this policy is screened out.</p>	<p>It does not provide a quantum and / or location of development.</p> <p>There are no impact pathways present and this policy is screened out.</p>
Policy TA2: Rail Facilities	<p>The Council shall encourage, promote and protect the development of land for passenger rail facilities and rail freight hubs where there is robust evidence in support of developing infrastructure to widen transport choice.</p>	<p>There are no Likely Significant Effects (LSEs) of this policy alone.</p> <p>This is a policy outlining the promotion and support of new rail infrastructure.</p>	<p>There are no Likely Significant Effects (LSEs) of this policy in-combination with other plans.</p> <p>This is a policy outlining the promotion and support of new rail infrastructure.</p>

		It does not provide a quantum and / or location of development.	It does not provide a quantum and / or location of development.
		There are no impact pathways present and this policy is screened out.	There are no impact pathways present and this policy is screened out.
Policy TA3: Travel Plans	<p>i. Travel Plans will be required in accordance with Somerset County Council's Travel Plan Guidance, commensurate with the scale of the development. The three broad types of Travel Plan are:</p> <ul style="list-style-type: none"> <li>• Measures-only Travel Statements;</li> <li>• Travel Plan Statements; and</li> <li>• Full Travel Plans.</li> </ul> <p>ii. The Travel plan Guidance will be complied with, with the exception of:</p> <ol style="list-style-type: none"> <li>a. requirements in relation to the Gross Floor Area (GFA) based on indicative employment densities;</li> <li>b. a parking management strategy, including measures such as charging, Controlled Parking Zones and Traffic Regulation Orders; and</li> <li>c. safeguarding measures with bonds and ESCROW accounts</li> </ol> <p>iii. All development within the Yeovil Sustainable Urban Extensions will be required to meet the Framework Travel Plan criteria and be commensurate with Policy YV1.</p> <p>iv. Any development site with 25 or more car parking spaces or more than 1000sq m of floor area could be required to produce a travel plan as a general principle. This is used as a basic threshold to negotiate and determine a requirement for a travel plan document for land uses not specifically referred to in the Travel Plan Guidance.</p>	<p>There are no Likely Significant Effects (LSEs) of this policy alone.</p> <p>This is a policy detailing the travel plan guidance.</p> <p>It does not provide a quantum and / or location of development.</p> <p>There are no impact pathways present and this policy is screened out.</p>	<p>There are no Likely Significant Effects (LSEs) of this policy in-combination with other plans.</p> <p>This is a policy detailing the travel plan guidance.</p> <p>It does not provide a quantum and / or location of development.</p> <p>There are no impact pathways present and this policy is screened out.</p>
Policy TA4: Transport Impact Of New Development	All new development shall be required to address its own transport implications and shall be designed to maximise the potential for sustainable transport through:	There are no Likely Significant Effects (LSEs) of this policy alone.	There are no Likely Significant Effects (LSEs) of this policy in-combination with other plans.

	<p>a. Safeguarding existing and new transport infrastructure, which is important to an efficient and sustainable transport network from development that would prejudice their transport use;</p> <p>b. Securing inclusive, safe and convenient access on foot, cycle, and by public and private transport that addresses the needs of all commensurate with the type and scale of development;</p> <p>c. Ensuring that the expected nature and volume of traffic and parked vehicles generated by the development would not have a detrimental impact on the character or amenity of the area and would not compromise the safety and/or function of the local or strategic road networks in terms of both volume and type of traffic generated;</p> <p>d. Ensuring that proposals, which specifically require a location with direct access to the strategic road network due to the volumes and quality of traffic generated, are well located on these networks. There is a presumption against direct access from the strategic road network. Exemptions will only be made where the type of development is such that it requires a high order (of route hierarchy) route location, such as roadside service stations or freight transfer facilities;</p> <p>e. Assessing the transport impact of development and ensuring delivery of the necessary transport infrastructure for the proposal and requiring larger schemes to prepare Transport Assessments in accordance with the opinion of the Transport Authority.</p> <p>f. Requiring car parking and service vehicle needs at levels appropriate to the development and its location, in accordance with the approved/adopted standards identified in Policy TA5.</p>	<p>This is a transport management policy detailing that new development needs to be accompanied by adequate transport infrastructure.</p> <p>It does not provide a quantum and / or location of development.</p> <p>There are no impact pathways present and this policy is screened out.</p>	<p>This is a transport management policy detailing that new development needs to be accompanied by adequate transport infrastructure.</p> <p>It does not provide a quantum and / or location of development.</p> <p>There are no impact pathways present and this policy is screened out.</p>
Policy TA5: Parking Standards	<p>Parking provision in new development should be design-led and based upon site characteristics, location and accessibility. The parking standards within the Somerset County Council Parking Strategy will be applied in South Somerset.</p>	<p>There are no Likely Significant Effects (LSEs) of this policy alone.</p>	<p>There are no Likely Significant Effects (LSEs) of this policy in-combination with other plans.</p>

		<p>This is a policy outlining parking standards in South Somerset.</p> <p>It does not provide a quantum and / or location of development.</p> <p>There are no impact pathways present and this policy is screened out.</p>	<p>This is a policy outlining parking standards in South Somerset.</p> <p>It does not provide a quantum and / or location of development.</p> <p>There are no impact pathways present and this policy is screened out.</p>
<b>Chapter 13: Health and Wellbeing</b>			
Policy HW1: Provision Of Open Space, Outdoor Playing Space, Sports, Cultural And Community Facilities In New Development	<p>i. Where new housing development generates a need for additional open space, outdoor playing space, local and strategic sports, cultural and community facilities, provision/contributions will be made as appropriate. The need for additional open space may be required due to the proximity to sensitive (internationally-designated) sites and conservation areas, so as to alleviate potential development-related pressure on those sites.</p> <p>ii. Housing provision consisting of sheltered housing, rest and nursing homes, special needs housing will be exempt from these standards with exception of informal recreational open space.</p> <p>iii. Developments of one bedroom dwellings will not be required to provide equipped play provision and youth facilities but will be required to provide for other open space and outdoor playing space.</p> <p>iv. Dependent upon the size and layout of the development, the provision of open space, outdoor playing space, local and strategic sports, cultural and community facilities, may be required on site or may form part of a contribution towards off site provision of either new or improved facilities. In such circumstances off-site provision towards local facilities should be made in a location, which adequately services the new development and a planning obligation may be used to secure this.</p>	<p>There are no Likely Significant Effects (LSEs) of this policy alone.</p> <p>This policy sets out the requirements of open space provision for new development. It makes specific reference to open space being required in relation to sensitive, internationally designated sites.</p> <p>It does not provide a quantum and / or location of development.</p> <p>There are no impact pathways present and this policy is screened out.</p>	<p>There are no Likely Significant Effects (LSEs) of this policy in-combination with other plans.</p> <p>This policy sets out the requirements of open space provision for new development. It makes specific reference to open space being required in relation to sensitive, internationally designated sites.</p> <p>It does not provide a quantum and / or location of development.</p> <p>There are no impact pathways present and this policy is screened out.</p>

		<p>v. Provision should be made for future maintenance to ensure the continued availability of the facilities.</p> <p>vi. Green Corridors, Public Rights of Way, Civic Spaces, Cemeteries, Private Open Space, Designated Local Green Space and Community Allotments are other aspects of Green Infrastructure, which need to be given full consideration.</p>		
Policy Infrastructure	HW2: Green	<p>i. The Council will promote the provision of Green Infrastructure throughout the district, based upon the enhancement of existing areas including public open space, accessible woodland, and river corridors, and by ensuring that development provides open spaces and green corridor links between new and existing green spaces.</p> <p>ii. Development proposals should provide and/or maintain a network of connected and multifunctional open spaces that, where appropriate, meet the following requirements:</p> <ul style="list-style-type: none"> <li>a. Create new habitats and connects existing wildlife areas to enrich biodiversity &amp; promote ecological coherence;</li> <li>b. Provide and/or maintain an accessible network of green spaces and improve recreational opportunities, including environmental education, local food production and support physical health and mental wellbeing;</li> <li>c. Ensure that all children and young people have reasonable access to a range of play and leisure opportunities;</li> <li>d. Provide and/or maintain opportunities for enhanced, attractive walking and cycling routes linking urban areas and the wider countryside;</li> <li>e. Enhance and/or maintain the character and local distinctiveness of the landscape;</li> <li>f. Contribute to and/or maintain local identity and sense of place;</li> <li>g. Increase the district's tree cover;</li> <li>h. Help mitigate the consequences of climate change (sustainable drainage systems, shade etc.); and</li> <li>i. Alleviate current and future potential visitor and recreation pressure/disturbance to internationally designated conservation areas.</li> </ul> <p>iii. Existing Green Infrastructure will be protected against any adverse impact of development proposals. If loss of existing green infrastructure</p>	<p>There are no Likely Significant Effects (LSEs) of this policy alone.</p> <p>This policy outlines that green infrastructure will be promoted throughout the district. It makes reference to protecting existing greenspaces from adverse effects and creating / connecting wildlife habitat.</p> <p>It does not provide a quantum and / or location of development.</p> <p>There are no impact pathways present and this policy is screened out.</p>	<p>There are no Likely Significant Effects (LSEs) of this policy in-combination with other plans.</p> <p>This policy outlines that green infrastructure will be promoted throughout the district. It makes reference to protecting existing greenspaces from adverse effects and creating / connecting wildlife habitat.</p> <p>It does not provide a quantum and / or location of development.</p> <p>There are no impact pathways present and this policy is screened out.</p>

	assets is unavoidable in order to accommodate necessary development, appropriate mitigation for the loss will be required. Development should include green infrastructure of an appropriate type, standard and size and be designated based on the principles within Natural England's Accessible Natural Greenspace Standard or otherwise appropriately contribute to improving access to natural greenspace such that the overall aims are met.		
Policy HW3: Protection Of Play Spaces And Youth Provision	<p>Development which would result in the loss of equipped play areas and youth facilities will only be permitted where:</p> <p>a. There is a partial development of a site and the remaining site will be retained at its current provision and improved;</p> <p>b. Alternative provision of equivalent community benefit of a similar nature which is accessible and made available locally within the same catchment;</p> <p>c. There is a proven oversupply of equipped play areas and youth facilities, or they are not appropriately located.</p>	<p>There are no Likely Significant Effects (LSEs) of this policy alone.</p> <p>This policy details the protection of existing play spaces / areas.</p> <p>It does not provide a quantum and / or location of development.</p> <p>There are no impact pathways present and this policy is screened out.</p>	<p>There are no Likely Significant Effects (LSEs) of this policy in-combination with other plans.</p> <p>This policy details the protection of existing play spaces / areas.</p> <p>It does not provide a quantum and / or location of development.</p> <p>There are no impact pathways present and this policy is screened out.</p>
<b>Chapter 14: Environmental Quality</b>			
Policy EQ1: Addressing Climate Change In South Somerset	<p>The Council will support proposals for new development where they have demonstrated how climate change mitigation and adaptation will be delivered, through inclusion of the following measures (as appropriate):</p> <p>a. New development should ensure that carbon dioxide emissions are minimised through energy efficiency measures, renewable and low carbon energy;</p> <p>b. Development of renewable and low carbon energy generation will be encouraged and permitted, providing there are no significant adverse</p>	<p>There are no Likely Significant Effects (LSEs) of this policy alone.</p> <p>This policy sets out that climate change mitigation will be required for new development.</p>	<p>There are no Likely Significant Effects (LSEs) of this policy in-combination with other plans.</p> <p>This policy sets out that climate change mitigation will be required for new development.</p>

	<p>impacts upon residential and visual amenity, landscape character, designated heritage assets, and biodiversity;</p> <p>c. Development will be directed away from medium and high flood risk areas by using South Somerset's Strategic Flood Risk Assessment as the basis for applying the Sequential Test. The area of search to which the Sequential Test will apply will be South Somerset wide, unless adequately justified otherwise in relation to the circumstances of the proposal. Where appropriate, the Exception Test can be applied if this is consistent with wider sustainability objectives;</p> <p>d. Development should reduce and manage the impact of flood risk by incorporating Sustainable Drainage Systems, and through appropriate layout, design, and choice of materials;</p> <p>e. Climate change should be considered in the design of new development, incorporating measures such as solar orientation, maximising natural shade and cooling, water efficiency and flood resilience;</p> <p>f. Susceptibility to climate change should be taken into account on all proposals to develop sites with biodiversity interest.</p>	<p>It does not provide a quantum and / or location of development.</p> <p>There are no impact pathways present and this policy is screened out.</p>	<p>It does not provide a quantum and / or location of development.</p> <p>There are no impact pathways present and this policy is screened out.</p>
Policy EQ2: General Development And Design	<p>i. Development will be designed to achieve high quality buildings and places, which promote South Somerset's local distinctiveness and preserves or enhances the character and appearance of the District.</p> <p>ii. Development proposals, extensions and alterations to existing buildings, structures and places should:</p> <p>a. function well and add to the overall quality of South Somerset, not just for the short term but over the lifetime of the development;</p> <p>b. be visually attractive as a result of good architecture, layout and appropriate and effective landscaping;</p> <p>c. be sympathetic to the local character and history of South Somerset, including the surrounding built environment and landscape setting,</p>	<p>There are no Likely Significant Effects (LSEs) of this policy alone.</p> <p>This is a design policy outlining the quality standards that new projects need to achieve in order to be supported.</p> <p>It does not provide a quantum and / or location of development.</p>	<p>There are no Likely Significant Effects (LSEs) of this policy in-combination with other plans.</p> <p>This is a design policy outlining the quality standards that new projects need to achieve in order to be supported.</p>



		<p>d. establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;</p> <p>e. optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and</p> <p>f. create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.</p> <p>Applications that do not achieve high quality buildings and places should be refused.</p> <p>iii. Innovative designs delivering low energy usage and/or wastage will be encouraged. Development proposals should protect the residential amenity of neighbouring properties and new dwellings should provide acceptable residential amenity space in accordance with Policy HW1.</p> <p>iv. Development proposals are encouraged to make effective use of land by considering opportunities for homes and other uses within mixed use schemes and through the use of underutilised land and buildings and brownfield land.</p> <p>v. Development proposals that make efficient use of land will be supported, taking into account:</p> <ul style="list-style-type: none"> <li>a. the identified need for different types of housing and other forms of development, and the availability of land;</li> <li>b. local market conditions and viability;</li> <li>c. the availability and capacity of infrastructure and services;</li> <li>d. the desirability of maintaining an area's prevailing character and setting; and</li> <li>e. the importance of securing well-designed, attractive and healthy places.</li> </ul>	<p>There are no impact pathways present and this policy is screened out.</p>	<p>It does not provide a quantum and / or location of development.</p> <p>There are no impact pathways present and this policy is screened out.</p>
Policy EQ3: Historic Environment		<p>i. Heritage assets will be conserved and where appropriate enhanced for their historic significance and important contribution to local distinctiveness, character and sense of place. Their potential to contribute</p>	<p>There are no Likely Significant Effects (LSEs) of this policy alone.</p>	<p>There are no Likely Significant Effects (LSEs) of this policy in-combination with other plans.</p>

	<p>towards the economy, tourism, education and local identity will be exploited.</p> <p>ii. All new development proposals relating to the historic environment will be expected to:</p> <ol style="list-style-type: none"> <li>Safeguard or where appropriate enhance the significance, character, setting and local distinctiveness of heritage assets;</li> <li>Make a positive contribution to its character through high standards of design which reflect and complement it and through the use of appropriate materials and techniques;</li> <li>Ensure alterations, including those for energy efficiency and renewable energy, are balanced alongside the need to retain the integrity of the historic environment and to respect the character and performance of buildings, adopting principles of minimum intervention and reversibility.</li> </ol> <p>iii. Any assessment of impact on heritage assets and their settings should be proportionate to an asset's importance and potential impact of the proposal on its significance.</p>	<p>This policy outlines the protection of the historic environment of South Somerset.</p> <p>It does not provide a quantum and / or location of development.</p> <p>There are no impact pathways present and this policy is screened out.</p>	<p>This policy outlines the protection of the historic environment of South Somerset.</p> <p>It does not provide a quantum and / or location of development.</p> <p>There are no impact pathways present and this policy is screened out.</p>
Policy EQ4: Landscape	<p>Proposals for development shall take into account the local distinctiveness and the main characteristics of each landscape character area. Development will be permitted provided that;</p> <ol style="list-style-type: none"> <li>within AONBs, it favours the conservation of natural beauty;</li> <li>it conserves and, where possible enhances the landscape character and local distinctiveness of the area, including its historical and cultural character; the distinctive setting of and relationship between, settlements and buildings, and the landscape (including important views) and;</li> <li>there is no significant adverse impact on local landscape character; scenic quality; and distinctive landscape features.</li> <li>In particular, the site arrangement, and form and scale of development proposals, along with any necessary landscape mitigation, shall have proper regard to their landscape context. Development proposals should</li> </ol>	<p>There are no Likely Significant Effects (LSEs) of this policy alone.</p> <p>This policy outlines the protection of the different types of landscape present in South Somerset. It contains the positive provision that any development should not risk the integrity of internationally designated sites.</p> <p>It does not provide a quantum and / or location of development.</p>	<p>There are no Likely Significant Effects (LSEs) of this policy in-combination with other plans.</p> <p>This policy outlines the protection of the different types of landscape present in South Somerset. It contains the positive provision that any development should not risk the integrity of internationally designated sites.</p> <p>It does not provide a quantum and / or location of development.</p>

	<p>avoid built forms whose profiles would be out of keeping when viewed from sensitive public vantage points.</p> <p>e. Development must not risk the integrity of internationally, nationally or locally designated landscape sites.</p>	<p>There are no impact pathways present and this policy is screened out.</p>	<p>There are no impact pathways present and this policy is screened out.</p>
Policy EQ5: Biodiversity	<p>i. All proposals for development, including those which would affect sites of regional and local biodiversity, nationally and internationally protected sites and sites of geological interest, will:</p> <p>a. Protect the biodiversity value of land and buildings and minimise fragmentation of habitats and promote coherent ecological networks;</p> <p>b. Maximise opportunities for restoration, enhancement and connection of natural habitats;</p> <p>c. Incorporate beneficial biodiversity conservation features where appropriate;</p> <p>d. Protect and assist recovery of identified priority species; and</p> <p>e. Ensure that Habitat Features, Priority Habitats and Geological Features that are used by bats and other wildlife are protected and that the design including proposals for lighting does not cause severance or is a barrier to movement.</p> <p>ii. Where there is a reasonable likelihood of the presence of protected and priority species development design should be informed by, and applications should be accompanied by, a survey and impact assessment assessing their presence. If present, a sequential approach to the design of the proposal should be taken that aims first to avoid harm, then to lessen the impact, and lastly makes compensatory provision for their needs.</p> <p>iii. Development will not be allowed to proceed unless it can be demonstrated that it will not result in any adverse impact on the integrity of national and international wildlife and landscape designations, including features outside the site boundaries that ecologically support the conservation of the designated site.</p> <p>iv. Development must not risk the integrity of internationally, nationally or locally</p>	<p>There are no Likely Significant Effects (LSEs) of this policy alone.</p> <p>This policy highlights that all development must protect biodiversity. It sets out that surveys will be required for land that may harbor protected species. Finally, it outlines that development must not threaten the integrity of internationally designated sites.</p> <p>It does not provide a quantum and / or location of development.</p> <p>There are no impact pathways present and this policy is screened out.</p>	<p>There are no Likely Significant Effects (LSEs) of this policy in-combination with other plans.</p> <p>This policy highlights that all development must protect biodiversity. It sets out that surveys will be required for land that may harbor protected species. Finally, it outlines that development must not threaten the integrity of internationally designated sites.</p> <p>It does not provide a quantum and / or location of development.</p> <p>There are no impact pathways present and this policy is screened out.</p>

<p>Policy EQ7: Woodland And Forests</p>	<p>i. South Somerset District Council will support the implementation of the UK Forestry Standard, ensuring the environmental, social and economic value and character of the District's trees, woods and forests are protected and enhanced in a sustainable way. Woodland areas, including ancient and semi-natural woodland should be maintained at least at 2005 levels and expanded where possible to provide a buffer to core areas of woodland.</p> <p>ii. The loss of ancient woodland as well as ancient or veteran trees should be protected against wherever possible. Where secondary woodland is unavoidably lost through development it should be replaced with appropriate new woodland on at least the same scale.</p>	<p>There are no Likely Significant Effects (LSEs) of this policy alone.</p> <p>This policy outlines that South Somerset District Council will protect its woodland areas by implementing the UK Forestry Standard.</p> <p>It does not provide a quantum and / or location of development.</p> <p>There are no impact pathways present and this policy is screened out.</p>	<p>There are no Likely Significant Effects (LSEs) of this policy in-combination with other plans.</p> <p>This policy outlines that South Somerset District Council will protect its woodland areas by implementing the UK Forestry Standard.</p> <p>It does not provide a quantum and / or location of development.</p> <p>There are no impact pathways present and this policy is screened out.</p>
<p>Policy EQ8: Pollution Control</p>	<p>i. Development that, on its own or cumulatively, would result in air, light, noise, water quality or other environmental pollution including traffic emissions or harm to amenity, health or safety will only be permitted if the potential adverse effects would be mitigated to an acceptable level by other environmental controls, or by measures included in the proposals. This may be achieved by the imposition of planning conditions or through a planning obligation.</p> <p>ii. New development should not exacerbate air quality problems in existing and potential AQMA's and development will need to support the objectives of the AQAP. This should include consideration of the potential impacts of new developments and increased traffic levels on internationally designated nature conservation sites, and adopt mitigation measures to address these impacts.</p>	<p>There are no Likely Significant Effects (LSEs) of this policy alone.</p> <p>This policy details the pollution control mechanisms in place to protect people and the environment from negative impacts of pollution.</p> <p>It does not provide a quantum and / or location of development.</p>	<p>There are no Likely Significant Effects (LSEs) of this policy in-combination with other plans.</p> <p>This policy details the pollution control mechanisms in place to protect people and the environment from negative impacts of pollution.</p> <p>It does not provide a quantum and / or location of development.</p>

		<p>iii. The Airfield Noise Contour Maps and Guidance for noise sensitive uses set out in Appendix Four must be taken into account in the consideration of new development where relevant.</p> <p>iv. Development proposals on, or near sites which are known, or are suspected to be, potentially contaminated, or proposals for sensitive land uses, will be supported where it can be demonstrated that they will not expose people, the natural environment, property, water bodies, or other receptors to levels of potential contamination which give rise to unacceptable risks or harm to health or other adverse impacts. Applicants will be required to submit details of:</p> <ul style="list-style-type: none"> <li>a. the extent, scale and nature of the potential contamination;</li> <li>b. an assessment of potential risks upon human health, property, nature conservation, water quality or other receptors; and</li> <li>c. any preventative, mitigation or remedial measures and supporting assessments.</li> </ul> <p>v. Development proposals will not be supported where they would spread existing contamination, or cause contamination of land.</p>	There are no impact pathways present and this policy is screened out.	There are no impact pathways present and this policy is screened out.
Policy Development	EQ9: Equine	<p>i. Horse related facilities and equestrian enterprises in the countryside will be permitted provided:</p> <ul style="list-style-type: none"> <li>a. New stables/field shelters closely relate to existing settlements or groups of buildings and should not interfere with the amenities of the adjoining residents;</li> <li>b. Their design, scale, siting and materials respect the landscape character of the locality;</li> <li>c. Development will not be allowed to proceed unless it can be demonstrated that it will not result in any adverse impact to the integrity of national and international wildlife and landscape designations, including features outside the sites boundaries that ecologically support the conservation objectives of designated sites;</li> <li>d. Any proposal for equestrian development including apparatus, jumps, menages, schooling areas and field sub division should respect or enhance the characteristic pattern and features of the surrounding landscape.</li> </ul>	<p>There are no Likely Significant Effects (LSEs) of this policy alone.</p> <p>This policy outlines the conditions under which development of equestrian infrastructure may take place in the countryside.</p> <p>It does not provide a quantum and / or location of development.</p>	<p>There are no Likely Significant Effects (LSEs) of this policy</p> <p>This policy outlines the conditions under which development of equestrian infrastructure may take place in the countryside.</p> <p>It does not provide a quantum and / or location of development.</p>

	ii. Proposals for larger scale private or commercial enterprises should not be unacceptably harmful to highway safety. This should be demonstrated by means of a traffic impact assessment.	There are no impact pathways present and this policy is screened out.	There are no impact pathways present and this policy is screened out.
<b>Residential Site Allocations</b>			
<b>Chapter 6 – Yeovil</b>			
Policy YV1: Yeovil Sustainable Urban Extension	<p>i. The Yeovil Sustainable Urban Extensions are located in two areas to the south and north-east of the town and should provide the following:</p> <p>a) The south area:</p> <ul style="list-style-type: none"> <li>• Approximately 2.58 hectares of land for economic development;</li> <li>• Approximately 800 dwellings; including 28% affordable housing</li> <li>• One Primary school;</li> <li>• A health centre; and</li> <li>• A neighbourhood centre.</li> <li>•</li> </ul> <p>b) The north east area:</p> <ul style="list-style-type: none"> <li>• Approximately 2.58 hectares of land for economic development;</li> <li>• Approximately 765 dwellings; including 28% affordable housing</li> <li>• One Primary school;</li> <li>• A health centre;</li> <li>• A neighbourhood centre; and</li> <li>• Landscape mitigation to address: <ul style="list-style-type: none"> <li>➢ Potential massing effects across the site's northward face; and</li> <li>➢ Potential visual dominance at the site's edge and skyline.</li> </ul> </li> </ul> <p>ii. The Yeovil Sustainable Urban Extensions will be developed to the highest sustainability objectives and Garden City principles.</p> <p>iii. Development within the Yeovil Sustainable Urban Extensions will be permitted where features supporting bat movement are not severed and that</p>	<p>LSEs are present through this policy alone..</p> <p>This policy details the delivery of 800 dwellings and 2.58 hectares of employment land in Yeovil.</p> <p>Potential impact pathways are present:</p> <ul style="list-style-type: none"> <li>• Atmospheric pollution</li> </ul> <p>This policy is screened in for Appropriate Assessment.</p>	<p>LSEs are present through this policy in-combination with other plans.</p> <p>This policy details the delivery of 800 dwellings and 2.58 hectares of employment land in Yeovil.</p> <p>Potential impact pathways are present:</p> <ul style="list-style-type: none"> <li>• Atmospheric pollution</li> </ul> <p>This policy is screened in for Appropriate Assessment.</p>

	access between feeding areas and roosts is maintained unless it can be proven that there would be no significant effect by the proposal on such features.		
Policy YV2: Housing Growth North West of Brimsmore Key Site, Yeovil	<p>The site north-west of Brimsmore Key Site is allocated for residential development, to provide the following:</p> <ul style="list-style-type: none"> <li>• About 200 dwellings, including 28% affordable housing;</li> <li>• Children's formal and informal play space</li> <li>• Public open space</li> <li>• Significant landscaping buffer on the western and northern edges</li> </ul>	<p>LSEs are present through this policy alone.</p> <p>This policy details the delivery of 200 dwellings north-west of Brimsmore Key Site.</p> <p>Potential impact pathways are present:</p> <ul style="list-style-type: none"> <li>• Recreational pressure</li> <li>• Atmospheric pollution</li> <li>• Loss of functionally linked land.</li> </ul> <p>This policy is screened in for Appropriate Assessment.</p>	<p>LSEs are present through this policy in-combination with other plans.</p> <p>This policy details the delivery of 200 dwellings north-west of Brimsmore Key Site.</p> <p>Potential impact pathways are present:</p> <ul style="list-style-type: none"> <li>• Recreational pressure</li> <li>• Atmospheric pollution</li> <li>• Loss of functionally linked land.</li> </ul> <p>This policy is screened in for Appropriate Assessment.</p>
Policy YV3: Yeovil Housing Growth South of Keyford	<p>The site south of Keyford is allocated for residential development, to provide the following:</p> <ul style="list-style-type: none"> <li>• About 265 dwellings, including 28% affordable housing;</li> <li>• Children's formal and informal play space</li> <li>• Public open space</li> <li>• Retention of existing Rights of Way</li> <li>• A landscaping buffer in the western part of the site (west of Pavyotts Lane).</li> </ul>	<p>LSEs are present through this policy alone.</p> <p>This policy details the delivery of 265 dwellings south of Keyford.</p> <p>Potential impact pathways are present:</p> <ul style="list-style-type: none"> <li>• Recreational pressure</li> <li>• Atmospheric pollution</li> </ul>	<p>LSEs are present through this policy in combination with other plans.</p> <p>This policy details the delivery of 265 dwellings south of Keyford.</p> <p>Potential impact pathways are present:</p> <ul style="list-style-type: none"> <li>• Recreational pressure</li> <li>• Atmospheric pollution</li> </ul>



		This policy is screened in for Appropriate Assessment.	This policy is screened in for Appropriate Assessment.
Policy YV4: Housing Growth At Brimsmore Gardens, Yeovil	<p>The site at Brimsmore is allocated for residential development, to provide the following:</p> <ul style="list-style-type: none"> <li>• About 200 dwellings, including 28% affordable housing;</li> <li>• Children's formal and informal play space</li> <li>• Public open space</li> <li>• Retention of existing Rights of Way</li> </ul>	<p>LSEs are present through this policy alone.</p> <p>This policy details the delivery of 200 dwellings at Brimsmore Gardens, Yeovil.</p> <p>Potential impact pathways are present:</p> <ul style="list-style-type: none"> <li>• Recreational pressure</li> <li>• Atmospheric pollution</li> <li>• Loss of functionally linked land.</li> </ul> <p>This policy is screened in for Appropriate Assessment.</p>	<p>LSEs are present through this policy in-combination with other plans.</p> <p>This policy details the delivery of 200 dwellings at Brimsmore Gardens, Yeovil.</p> <p>Potential impact pathways are present:</p> <ul style="list-style-type: none"> <li>• Recreational pressure</li> <li>• Atmospheric pollution</li> <li>• Loss of functionally linked land.</li> </ul> <p>This policy is screened in for Appropriate Assessment.</p>
Policy YV5: Housing Growth At Mudford Road, Yeovil	<p>The site at Mudford is allocated for residential development, to provide the following:</p> <ul style="list-style-type: none"> <li>• About 25 dwellings, including 28% affordable housing;</li> <li>• Children's formal and informal play space</li> <li>• Public open space</li> </ul>	<p>LSEs are present through this policy alone.</p> <p>This policy details the delivery of 25 dwellings at Mudford Road, Yeovil.</p> <p>Potential impact pathways are present:</p> <ul style="list-style-type: none"> <li>• Recreational pressure</li> <li>• Atmospheric pollution</li> </ul> <p>This policy is screened in for Appropriate Assessment.</p>	<p>LSEs are present through this policy in-combination with other plans.</p> <p>This policy details the delivery of 25 dwellings at Mudford Road, Yeovil.</p> <p>Potential impact pathways are present:</p> <ul style="list-style-type: none"> <li>• Recreational pressure</li> <li>• Atmospheric pollution</li> </ul>

			This policy is screened in for Appropriate Assessment.
Policy YV6: Housing Growth At The Former Bus Depot, Reckleford, Yeovil	<p>The former Bus Depot is allocated for residential development, to provide the following:</p> <ul style="list-style-type: none"> <li>About 100 dwellings, including 28% affordable housing;</li> <li>Public open space</li> </ul>	<p>LSEs are present through this policy alone.</p> <p>This policy details the delivery of 100 dwellings at the former Bus Depot, Recklesford, Yeovil.</p> <p>Potential impact pathways are present:</p> <ul style="list-style-type: none"> <li>Recreational pressure</li> <li>Atmospheric pollution</li> </ul> <p>This policy is screened in for Appropriate Assessment.</p>	<p>LSEs are present through this policy in-combination with other plans.</p> <p>This policy details the delivery of 100 dwellings at the former Bus Depot, Recklesford, Yeovil.</p> <p>Potential impact pathways are present:</p> <ul style="list-style-type: none"> <li>Recreational pressure</li> <li>Atmospheric pollution</li> </ul> <p>This policy is screened in for Appropriate Assessment.</p>
Policy YV7: Housing Growth North Of Junction Of St. Michael's Road And Victoria Road, Yeovil	<p>The site north of the Road junction of St. Michael's Road and Victoria Road is allocated for residential development, to provide the following:</p> <ul style="list-style-type: none"> <li>About 20 dwellings, including 28% affordable housing;</li> <li>Public open space</li> </ul>	<p>LSEs are present through this policy alone.</p> <p>This policy details the delivery of 20 dwellings at the junction of St. Michael's Road and Victoria Road.</p> <p>Potential impact pathways are present:</p> <ul style="list-style-type: none"> <li>Recreational pressure</li> <li>Atmospheric pollution</li> </ul> <p>This policy is screened in for Appropriate Assessment.</p>	<p>LSEs are present through this policy in-combination with other plans.</p> <p>This policy details the delivery of 20 dwellings at the junction of St. Michael's Road and Victoria Road.</p> <p>Potential impact pathways are present:</p> <ul style="list-style-type: none"> <li>Recreational pressure</li> <li>Atmospheric pollution</li> </ul>

			This policy is screened in for Appropriate Assessment.
Policy YV8: Housing Growth At Eastville Road, Yeovil	<p>The site at Eastfield Road is allocated for residential development, to provide the following:</p> <ul style="list-style-type: none"> <li>About 12 dwellings, including 28% affordable housing;</li> <li>Public open space</li> </ul>	<p>LSEs are present through this policy alone.</p> <p>This policy details the delivery of 12 dwellings at Eastville Road, Yeovil.</p> <p>Potential impact pathways are present:</p> <ul style="list-style-type: none"> <li>Recreational pressure</li> <li>Atmospheric pollution</li> </ul> <p>This policy is screened in for Appropriate Assessment.</p>	<p>LSEs are present through this policy in-combination with other plans.</p> <p>This policy details the delivery of 12 dwellings at Eastville Road, Yeovil..</p> <p>Potential impact pathways are present:</p> <ul style="list-style-type: none"> <li>Recreational pressure</li> <li>Atmospheric pollution</li> </ul> <p>This policy is screened in for Appropriate Assessment.</p>
Policy YV9: Housing Growth Land West Of Bunford Hollow, Yeovil	<p>The site West of Bunford Hollow is allocated for residential development, to provide the following:</p> <ul style="list-style-type: none"> <li>About 100 dwellings, including 28% affordable housing;</li> <li>Public open space</li> </ul>	<p>LSEs are present through this policy alone.</p> <p>This policy details the delivery of 100 dwellings on land west of Bunford Hollow, yeovil.</p> <p>Potential impact pathways are present:</p> <ul style="list-style-type: none"> <li>Recreational pressure</li> <li>Atmospheric pollution</li> </ul> <p>This policy is screened in for Appropriate Assessment.</p>	<p>LSEs are present through this policy in-combination with other plans.</p> <p>This policy details the delivery of 100 dwellings on land west of Bunford Hollow, yeovil.</p> <p>Potential impact pathways are present:</p> <ul style="list-style-type: none"> <li>Recreational pressure</li> <li>Atmospheric pollution</li> </ul> <p>This policy is screened in for Appropriate Assessment.</p>

Policy YV10: Yeovil Flight Safety Zone And Noise Contours	Development in the Yeovil Airfield Flight Safety Zone will be strictly controlled and limited to that which can be justified as causing no hazard to the operational needs of Leonardo's Aerodrome.	<p>There are no Likely Significant Effects (LSEs) of this policy alone.</p> <p>This is a development management policy, which provides guidance on development in the Yeovil Airfield Flight Safety Zone.</p> <p>It does not provide a quantum and / or location of development.</p> <p>There are no impact pathways present and this policy is screened out.</p>	<p>There are no Likely Significant Effects (LSEs) of this policy in-combination with other plans.</p> <p>This is a development management policy, which provides guidance on development in the Yeovil Airfield Flight Safety Zone.</p> <p>It does not provide a quantum and / or location of development.</p> <p>There are no impact pathways present and this policy is screened out.</p>
<b>Chapter 7 – Market Towns</b>			
<b>Chard</b>			
Policy CH1: Chard Eastern Development Area	<p>i. Land at Chard is allocated for strategic growth to provide the following during the period 2016 to 2036:</p> <ul style="list-style-type: none"> <li>• About 1,342 dwellings, including 28% affordable housing;</li> <li>• Approximately 13.5 hectares of employment land;</li> <li>• One new primary school;</li> <li>• Two neighbourhood centres (Millfields and Holbear);</li> <li>• Highway infrastructure and improvements; and</li> <li>• Sports and open space provision.</li> </ul> <p>ii. In order to ensure the timely delivery of the necessary infrastructure to support the growth, phasing sequences should be justified and it should be</p>	<p>LSEs are present through this policy alone.</p> <p>This policy details the delivery of 1,342 dwellings and 13.5ha of employment land in the Chard Eastern Development Area.</p> <p>Potential impact pathways are present:</p> <ul style="list-style-type: none"> <li>• Recreational pressure</li> <li>• Atmospheric pollution</li> </ul>	<p>LSEs are present through this policy in-combination with other plans.</p> <p>This policy details the delivery of 1,342 dwellings and 13.5ha of employment land in the Chard Eastern Development Area.</p> <p>Potential impact pathways are present:</p> <ul style="list-style-type: none"> <li>• Recreational pressure</li> </ul>

	demonstrated that the proposal will not compromise the delivery of the total growth.	<ul style="list-style-type: none"> <li>Water quality</li> </ul> <p>This policy is screened in for Appropriate Assessment.</p>	<ul style="list-style-type: none"> <li>Atmospheric pollution</li> <li>Water quality</li> </ul> <p>This policy is screened in for Appropriate Assessment.</p>
Policy CH2: Housing Growth At Land East Of Crimchard, Chard	<p>The site east of Crimchard is allocated for residential development, to provide the following:</p> <ul style="list-style-type: none"> <li>About 110 dwellings, including 28% affordable housing;</li> <li>Children's formal and informal play space</li> <li>Public open space</li> </ul>	<p>LSEs are present through this policy alone.</p> <p>This policy details the delivery of 110 dwellings on land east of Crimchard, Chard.</p> <p>Potential impact pathways are present:</p> <ul style="list-style-type: none"> <li>Recreational pressure</li> <li>Atmospheric pollution</li> <li>Water quality</li> </ul> <p>This policy is screened in for Appropriate Assessment.</p>	<p>LSEs are present through this policy in-combination with other plans.</p> <p>This policy details the delivery of 110 dwellings on land east of Crimchard, Chard.</p> <p>Potential impact pathways are present:</p> <ul style="list-style-type: none"> <li>Recreational pressure</li> <li>Atmospheric pollution</li> <li>Water quality</li> </ul> <p>This policy is screened in for Appropriate Assessment.</p>
Policy CH3: Housing Growth At Land West Of Crimchard, Chard	<p>The site east of Crimchard is allocated for residential development, to provide the following:</p> <ul style="list-style-type: none"> <li>About 38 dwellings, including 28% affordable housing;</li> <li>Public open space</li> </ul>	<p>LSEs are present through this policy alone.</p> <p>This policy details the delivery of 38 dwellings on land west of Crimchard, Chard.</p> <p>Potential impact pathways are present:</p> <ul style="list-style-type: none"> <li>Recreational pressure</li> </ul>	<p>LSEs are present through this policy in-combination with other plans.</p> <p>This policy details the delivery of 38 dwellings on land west of Crimchard, Chard.</p> <p>Potential impact pathways are present:</p> <ul style="list-style-type: none"> <li>Recreational pressure</li> </ul>

		<ul style="list-style-type: none"> <li>• Atmospheric pollution</li> <li>• Water quality</li> </ul> <p>This policy is screened in for Appropriate Assessment.</p>	<ul style="list-style-type: none"> <li>• Atmospheric pollution</li> <li>• Water quality</li> </ul> <p>This policy is screened in for Appropriate Assessment.</p>
<b>Crewkerne</b>			
Policy CR1: Housing Growth East Of Lang Road, Crewkerne	<p>The site east of Lang Road is allocated for residential development, providing for the following:</p> <ul style="list-style-type: none"> <li>• About 100 dwellings, including 28% affordable housing;</li> <li>• Access from the north of the site</li> <li>• Children's formal and informal play space</li> <li>• Public open space</li> </ul>	<p>LSEs are present through this policy alone.</p> <p>This policy details the delivery of 100 dwellings to the east of Lang Road, Crewkerne.</p> <p>Potential impact pathways are present:</p> <ul style="list-style-type: none"> <li>• Recreational pressure</li> <li>• Atmospheric pollution</li> <li>• Water quality</li> </ul> <p>This policy is screened in for Appropriate Assessment.</p>	<p>LSEs are present through this policy in-combination with other plans.</p> <p>LSEs are present through this policy in-combination with other plans.</p> <p>This policy details the delivery of 100 dwellings to the east of Lang Road, Crewkerne.</p> <p>Potential impact pathways are present:</p> <ul style="list-style-type: none"> <li>• Recreational pressure</li> <li>• Atmospheric pollution</li> <li>• Water quality</li> </ul> <p>This policy is screened in for Appropriate Assessment.</p>
Policy CR2: Housing Growth At Land Rear Of Penlain, Crewkerne	<p>The site rear of Penlain is allocated for residential development, providing for the following:</p> <ul style="list-style-type: none"> <li>• About 100 dwellings, including 28% affordable housing;</li> <li>• Access from the north of the site</li> <li>• Children's formal and informal play space</li> <li>• Public open space</li> </ul>	<p>LSEs are present through this policy alone.</p> <p>This policy details the delivery of 100 dwellings on</p>	<p>LSEs are present through this policy in-combination with other plans.</p> <p>This policy details the delivery of 100 dwellings on land to</p>

		land to the rear of Penlain, Crewkerne.	the rear of Penlain, Crewkerne.
		<p>Potential impact pathways are present:</p> <ul style="list-style-type: none"> <li>• Recreational pressure</li> <li>• Atmospheric pollution</li> <li>• Water quality</li> </ul> <p>This policy is screened in for Appropriate Assessment.</p>	<p>Potential impact pathways are present:</p> <ul style="list-style-type: none"> <li>• Recreational pressure</li> <li>• Atmospheric pollution</li> <li>• Water quality</li> </ul> <p>This policy is screened in for Appropriate Assessment.</p>
Policy CR3: Housing Growth At Land West Of Station Road, Crewkerne	<p>The site west of Station Road is allocated for residential development, to provide the following:</p> <ul style="list-style-type: none"> <li>• About 270 dwellings; including 28% affordable housing;</li> <li>• Protection or re-routing of existing footpaths and provision of new local bus services/footpaths/cycle paths to link the new development to the existing town;</li> <li>• A car park serving Crewkerne railway station</li> <li>• Children's formal and informal play space</li> <li>• Public open space</li> <li>• Extensive buffer planting to the south and west of the site</li> </ul>	<p>LSEs are present through this policy alone.</p> <p>This policy details the delivery of 270 dwellings on land west of Station Road, Crewkerne.</p> <p>Potential impact pathways are present:</p> <ul style="list-style-type: none"> <li>• Recreational pressure</li> <li>• Atmospheric pollution</li> <li>• Water quality</li> </ul> <p>This policy is screened in for Appropriate Assessment.</p>	<p>LSEs are present through this policy in-combination with other plans.</p> <p>This policy details the delivery of 270 dwellings on land west of Station Road, Crewkerne.</p> <p>Potential impact pathways are present:</p> <ul style="list-style-type: none"> <li>• Recreational pressure</li> <li>• Atmospheric pollution</li> <li>• Water quality</li> </ul> <p>This policy is screened in for Appropriate Assessment.</p>
Policy CR4: Housing Growth At Land East Of Charlton Close, Crewkerne	<p>The site east of Charlton Close is allocated for residential development, providing for the following:</p> <ul style="list-style-type: none"> <li>• About 10 dwellings; including 28% affordable housing</li> <li>• A pedestrian link to the existing public footpath to the east</li> </ul>	<p>LSEs are present through this policy alone.</p> <p>This policy details the delivery of 10 dwellings on</p>	<p>LSEs are present through this policy in-combination with other plans.</p>



		<p>land east of Charlton Close, Crewkerne.</p> <p>Potential impact pathways are present:</p> <ul style="list-style-type: none"> <li>• Recreational pressure</li> <li>• Atmospheric pollution</li> <li>• Water quality</li> </ul> <p>This policy is screened in for Appropriate Assessment.</p>	<p>This policy details the delivery of 10 dwellings on land east of Charlton Close, Crewkerne.</p> <p>Potential impact pathways are present:</p> <ul style="list-style-type: none"> <li>• Recreational pressure</li> <li>• Atmospheric pollution</li> <li>• Water quality</li> </ul> <p>This policy is screened in for Appropriate Assessment.</p>
Policy CR5: Employment Growth At Rear Of Cropmead Trading Estate, Crewkerne	A site at the rear of Cropmead Trading Estate is allocated for 1.75 hectares of employment land. Access will be through the existing trading estate.	<p>LSEs are present through this policy alone.</p> <p>This policy details the delivery of 1.75ha of employment land at the rear of Cropmead Trading Estate, Crewkerne.</p> <p>Potential impact pathways are present:</p> <ul style="list-style-type: none"> <li>• Recreational pressure</li> <li>• Atmospheric pollution</li> <li>• Water quality</li> </ul> <p>This policy is screened in for Appropriate Assessment.</p>	<p>LSEs are present through this policy in-combination with other plans.</p> <p>This policy details the delivery of 1.75ha of employment land at the rear of Cropmead Trading Estate, Crewkerne.</p> <p>Potential impact pathways are present:</p> <ul style="list-style-type: none"> <li>• Recreational pressure</li> <li>• Atmospheric pollution</li> <li>• Water quality</li> </ul> <p>This policy is screened in for Appropriate Assessment.</p>
<b>Iminster</b>			

<p>Policy IM1: Housing Growth South West of Canal Way, Ilminster</p>	<p>The site south west of Canal Way is allocated for residential development, to provide the following:</p> <ul style="list-style-type: none"> <li>• About 400 dwellings; including 28% affordable housing</li> <li>• A new primary school</li> <li>• Children's formal and informal play space</li> <li>• Public open space</li> </ul>	<p>LSEs are present through this policy alone.</p> <p>This policy details the delivery of 400 dwellings south-west of Canal Way, Ilminster.</p> <p>Potential impact pathways are present:</p> <ul style="list-style-type: none"> <li>• Recreational pressure</li> <li>• Atmospheric pollution</li> <li>• Loss of functionally linked land.</li> </ul> <p>This policy is screened in for Appropriate Assessment.</p>	<p>LSEs are present through this policy in-combination with other plans.</p> <p>This policy details the delivery of 400 dwellings south-west of Canal Way, Ilminster.</p> <p>Potential impact pathways are present:</p> <ul style="list-style-type: none"> <li>• Recreational pressure</li> <li>• Atmospheric pollution</li> <li>• Loss of functionally linked land.</li> </ul> <p>This policy is screened in for Appropriate Assessment.</p>
<p>Policy IM2: Housing Growth At Shudrick Lane, Ilminster</p>	<p>The site at Shudrick Lane (as defined on the Policies Map) is allocated for residential development, to provide the following:</p> <ul style="list-style-type: none"> <li>• About 220 dwellings; including 28% affordable housing;</li> <li>• Children's formal and informal play space</li> <li>• Public open space</li> </ul>	<p>LSEs are present through this policy alone.</p> <p>This policy details the delivery of 220 dwellings at Shudrick Lane, Ilminster.</p> <p>Potential impact pathways are present:</p> <ul style="list-style-type: none"> <li>• Recreational pressure</li> <li>• Atmospheric pollution</li> <li>• Loss of functionally linked land.</li> </ul> <p>This policy is screened in for Appropriate Assessment.</p>	<p>LSEs are present through this policy in-combination with other plans.</p> <p>This policy details the delivery of 220 dwellings at Shudrick Lane, Ilminster.</p> <p>Potential impact pathways are present:</p> <ul style="list-style-type: none"> <li>• Recreational pressure</li> <li>• Atmospheric pollution</li> <li>• Loss of functionally linked land.</li> </ul> <p>This policy is screened in for Appropriate Assessment.</p>

<p>Policy IM3: Housing Growth At Station Road, Ilminster</p>	<p>The site at Station Road is allocated for residential development, to provide the following:</p> <ul style="list-style-type: none"> <li>• About 100 dwellings, including 28% affordable housing;</li> <li>• Children's formal and informal play space</li> <li>• Public open space</li> <li>• Flood risk mitigation works</li> </ul>	<p>LSEs are present through this policy alone.</p> <p>This policy details the delivery of 100 dwellings at Station Road, Ilminster.</p> <p>Potential impact pathways are present:</p> <ul style="list-style-type: none"> <li>• Recreational pressure</li> <li>• Atmospheric pollution</li> <li>• Loss of functionally linked land.</li> </ul> <p>This policy is screened in for Appropriate Assessment.</p>	<p>LSEs are present through this policy in-combination with other plans.</p> <p>This policy details the delivery of 100 dwellings at Station Road, Ilminster.</p> <p>Potential impact pathways are present:</p> <ul style="list-style-type: none"> <li>• Recreational pressure</li> <li>• Atmospheric pollution</li> <li>• Loss of functionally linked land.</li> </ul> <p>This policy is screened in for Appropriate Assessment.</p>
<p>Policy IM4: Employment Growth At Station Road, Ilminster</p>	<p>Land north and south of Station Road, Ilminster is allocated for 12.9ha of employment land, and to provide the following:</p> <ul style="list-style-type: none"> <li>• Flood risk mitigation works</li> </ul>	<p>LSEs are present through this policy alone.</p> <p>This policy details the delivery of 12.9ha of employment land at Station Road, Ilminster.</p> <p>Potential impact pathways are present:</p> <ul style="list-style-type: none"> <li>• Recreational pressure</li> <li>• Atmospheric pollution</li> <li>• Loss of functionally linked land.</li> </ul> <p>This policy is screened in for Appropriate Assessment.</p>	<p>LSEs are present through this policy in-combination with other plans.</p> <p>This policy details the delivery of 12.9ha of employment land at Station Road, Ilminster.</p> <p>Potential impact pathways are present:</p> <ul style="list-style-type: none"> <li>• Recreational pressure</li> <li>• Atmospheric pollution</li> <li>• Loss of functionally linked land.</li> </ul> <p>This policy is screened in for Appropriate Assessment.</p>

<b>Wincanton</b>			
Policy WN1: Housing Growth West Of Wincanton Business Park And New Barns Farm	<p>The site west of Wincanton Business Park and New Barns Farm is allocated for residential development, to provide the following:</p> <ul style="list-style-type: none"> <li>• About 220 dwellings, including 28% affordable housing;</li> <li>• Children's formal and informal play space</li> <li>• Public open space</li> </ul>	<p>LSEs are present through this policy alone.</p> <p>This policy details the delivery of 220 dwellings west of Wincanton Business Park, Wincanton.</p> <p>Potential impact pathways are present:</p> <ul style="list-style-type: none"> <li>• Recreational pressure</li> <li>• Atmospheric pollution</li> </ul> <p>This policy is screened in for Appropriate Assessment.</p>	<p>LSEs are present through this policy in-combination with other plans.</p> <p>This policy details the delivery of 220 dwellings west of Wincanton Business Park, Wincanton.</p> <p>Potential impact pathways are present:</p> <ul style="list-style-type: none"> <li>• Recreational pressure</li> <li>• Atmospheric pollution</li> </ul> <p>This policy is screened in for Appropriate Assessment.</p>
Policy WN2: Employment Growth West Of Wincanton Business Park	<p>Land west of Wincanton Business Park is allocated for 4.8ha of employment land.</p>	<p>LSEs are present through this policy alone.</p> <p>This policy details the delivery of 4.8ha of employment land west of Wincanton Business Park, Wincanton.</p> <p>Potential impact pathways are present:</p> <ul style="list-style-type: none"> <li>• Recreational pressure</li> <li>• Atmospheric pollution</li> </ul>	<p>LSEs are present through this policy in-combination with other plans.</p> <p>This policy details the delivery of 4.8ha of employment land west of Wincanton Business Park, Wincanton.</p> <p>Potential impact pathways are present:</p> <ul style="list-style-type: none"> <li>• Recreational pressure</li> <li>• Atmospheric pollution</li> </ul>

		This policy is screened in for Appropriate Assessment.	This policy is screened in for Appropriate Assessment.
<b>Local Market Towns</b>			
<b>Ansford and Castle Cary</b>			
Policy AC1: Housing Growth North West Of Ansford	<p>The site north-west of Ansford is allocated for residential and employment development, to provide the following:</p> <ul style="list-style-type: none"> <li>• About 60 dwellings, including 28% affordable housing;</li> <li>• 0.85 ha of employment land</li> <li>• Children's informal play space</li> <li>• Public open space</li> </ul>	<p>LSEs are present through this policy alone.</p> <p>This policy details the delivery of 60 dwellings and 0.85ha of employment land north-west of Ansford.</p> <p>Potential impact pathways are present:</p> <ul style="list-style-type: none"> <li>• Recreational pressure</li> <li>• Atmospheric pollution</li> </ul> <p>This policy is screened in for Appropriate Assessment.</p>	<p>LSEs are present through this policy in-combination with other plans.</p> <p>This policy details the delivery of 60 dwellings and 0.85ha of employment land north-west of Ansford.</p> <p>Potential impact pathways are present:</p> <ul style="list-style-type: none"> <li>• Recreational pressure</li> <li>• Atmospheric pollution</li> </ul> <p>This policy is screened in for Appropriate Assessment.</p>
Policy AC2: Housing Growth East Of Station Road, Castle Cary	<p>The site east of Station Road is allocated for residential development, to provide the following:</p> <ul style="list-style-type: none"> <li>• About 20 dwellings, including 28% affordable housing;</li> </ul>	<p>LSEs are present through this policy alone.</p> <p>This policy details the delivery of 20 dwellings east of Station Road, Cary Castle.</p> <p>Potential impact pathways are present:</p> <ul style="list-style-type: none"> <li>• Recreational pressure</li> <li>• Atmospheric pollution</li> </ul>	<p>LSEs are present through this policy in-combination with other plans.</p> <p>This policy details the delivery of 20 dwellings east of Station Road, Cary Castle.</p> <p>Potential impact pathways are present:</p> <ul style="list-style-type: none"> <li>• Recreational pressure</li> </ul>

		This policy is screened in for Appropriate Assessment.	<ul style="list-style-type: none"> <li>Atmospheric pollution</li> </ul> <p>This policy is screened in for Appropriate Assessment.</p>
Policy AC3: Housing And Employment Growth Land Between Torbay Road And Station Road, Castle Cary	<p>The site between Torbay Road and Station Road is allocated for residential and employment development, to provide the following:</p> <ul style="list-style-type: none"> <li>About 165 dwellings, including 28% affordable housing;</li> <li>2 hectares of employment land</li> <li>A road between Torbay Road and Station Road</li> </ul>	<p>LSEs are present through this policy alone.</p> <p>This policy details the delivery of 165 dwellings and 2ha of employment land between Torbay Road and Station Road, Cary Castle.</p> <p>Potential impact pathways are present:</p> <ul style="list-style-type: none"> <li>Recreational pressure</li> <li>Atmospheric pollution</li> </ul> <p>This policy is screened in for Appropriate Assessment.</p>	<p>LSEs are present through this policy in-combination with other plans.</p> <p>This policy details the delivery of 165 dwellings and 2ha of employment land between Torbay Road and Station Road, Cary Castle.</p> <p>Potential impact pathways are present:</p> <ul style="list-style-type: none"> <li>Recreational pressure</li> <li>Atmospheric pollution</li> </ul> <p>This policy is screened in for Appropriate Assessment.</p>
Policy AC4: Education Development At Torbay Road, Castle Cary	Land of about 2ha in area north of Torbay Road is safeguarded for a new primary school.	<p>There are no Likely Significant Effects (LSEs) of this policy alone.</p> <p>This policy safeguards 2ha of land for the delivery of a primary school. It does provide a quantum and / or location of employment development.</p>	<p>There are no Likely Significant Effects (LSEs) of this policy in-combination with other plans.</p> <p>This policy safeguards 2ha of land for the delivery of a primary school. It does provide a quantum and / or location of employment development.</p>

		There are no impact pathways present and this policy is screened out.	There are no impact pathways present and this policy is screened out.
Policy AC5: Car Parking At the Railway Station, Ansford	Land of about 0.7ha in area at Castle Cary railway station is safeguarded for additional car parking with at least 200 spaces.	<p>There are no Likely Significant Effects (LSEs) of this policy alone.</p> <p>This policy safeguards 0.7ha of land for the provision of additional car parking.</p> <p>It does not provide a quantum and / or location of development.</p> <p>There are no impact pathways present and this policy is screened out.</p>	<p>There are no Likely Significant Effects (LSEs) of this policy in-combination with other plans.</p> <p>This policy safeguards 0.7ha of land for the provision of additional car parking.</p> <p>It does not provide a quantum and / or location of development.</p> <p>There are no impact pathways present and this policy is screened out.</p>
<b>Langport and Huish Episcopi</b>			
Policy LH1: Housing Growth At Land Between Somerton Road And Field Road (The Trial Ground), Langport	<p>The land between Somerton Road and Field is allocated for residential development, to provide the following:</p> <ul style="list-style-type: none"> <li>• About 80 dwellings, including 28% affordable housing;</li> <li>• Children's informal play space</li> <li>• Public open space</li> <li>• A significant landscape buffer in the northern part of the site</li> </ul>	<p>LSEs are present through this policy alone.</p> <p>This policy details the delivery of 80 dwellings between Somerton Road and Field Road, Langport.</p> <p>Potential impact pathways are present:</p> <ul style="list-style-type: none"> <li>• Recreational pressure</li> <li>• Atmospheric pollution</li> </ul>	<p>LSEs are present through this policy in-combination with other plans.</p> <p>This policy details the delivery of 80 dwellings between Somerton Road and Field Road, Langport.</p> <p>Potential impact pathways are present:</p> <ul style="list-style-type: none"> <li>• Recreational pressure</li> </ul>



		<ul style="list-style-type: none"> <li>Loss of functionally linked land.</li> </ul> <p>This policy is screened in for Appropriate Assessment.</p>	<ul style="list-style-type: none"> <li>Atmospheric pollution</li> <li>Loss of functionally linked land.</li> </ul> <p>This policy is screened in for Appropriate Assessment.</p>
Policy LH2: Housing Growth At Land Between Somerton Road And Wearne Lane, Langport	<p>The land between Somerton Road and Wearne Lane is allocated for residential development, to provide the following:</p> <ul style="list-style-type: none"> <li>About 100 dwellings, including 28% affordable housing;</li> <li>Children's formal and informal play space</li> <li>A significant landscape buffer in the northern part of the site</li> </ul>	<p>LSEs are present through this policy alone.</p> <p>This policy details the delivery of 100 dwellings between Somerton Road and Wearne Lane, Langport.</p> <p>Potential impact pathways are present:</p> <ul style="list-style-type: none"> <li>Recreational pressure</li> <li>Atmospheric pollution</li> <li>Loss of functionally linked land.</li> </ul> <p>This policy is screened in for Appropriate Assessment.</p>	<p>LSEs are present through this policy in-combination with other plans.</p> <p>This policy details the delivery of 100 dwellings between Somerton Road and Wearne Lane, Langport.</p> <p>Potential impact pathways are present:</p> <ul style="list-style-type: none"> <li>Recreational pressure</li> <li>Atmospheric pollution</li> <li>Loss of functionally linked land.</li> </ul> <p>This policy is screened in for Appropriate Assessment.</p>
<b>Somerton</b>			
Policy SM1: Housing Provision On Land West Of St. Cleer's Orchard, Somerton	<p>Land to the west of Cleers Orchard is allocated for residential development, providing for the following:</p> <ul style="list-style-type: none"> <li>Up to 140 dwellings, including 28% affordable housing;</li> <li>Children's formal and informal play space</li> <li>Public open space</li> </ul>	<p>LSEs are present through this policy alone.</p> <p>This policy details the delivery of 140 dwellings on land west of St. Cleer's Orchard, Somerton.</p>	<p>LSEs are present through this policy in-combination with other plans.</p> <p>This policy details the delivery of 140 dwellings on land west of St. Cleer's Orchard, Somerton.</p>

		<p>Potential impact pathways are present:</p> <ul style="list-style-type: none"> <li>• Recreational pressure</li> <li>• Atmospheric pollution</li> <li>• Loss of functionally linked land.</li> </ul> <p>This policy is screened in for Appropriate Assessment.</p>	<p>Potential impact pathways are present:</p> <ul style="list-style-type: none"> <li>• Recreational pressure</li> <li>• Atmospheric pollution</li> <li>• Loss of functionally linked land.</li> </ul> <p>This policy is screened in for Appropriate Assessment.</p>
Policy SM2: Employment Growth At Bancombe Road, Somerton	Land at Bancombe Road is allocated for 3.0ha of employment land.	<p>LSEs are present through this policy alone.</p> <p>This policy details the delivery of 3ha of employment land at Bancombe Road, Somerton.</p> <p>Potential impact pathways are present:</p> <ul style="list-style-type: none"> <li>• Atmospheric pollution</li> <li>• Loss of functionally linked land.</li> </ul> <p>This policy is screened in for Appropriate Assessment.</p>	<p>LSEs are present through this policy in-combination with other plans.</p> <p>This policy details the delivery of 3ha of employment land at Bancombe Road, Somerton.</p> <p>Potential impact pathways are present:</p> <ul style="list-style-type: none"> <li>• Atmospheric pollution</li> <li>• Loss of functionally linked land.</li> </ul> <p>This policy is screened in for Appropriate Assessment.</p>
Policy SM3: Employment Growth North Of Edgar Hall, Somerton	Land north of Edgar Hall is allocated for 1 hectare of employment land.	<p>LSEs are present through this policy alone.</p> <p>This policy details the delivery of 1ha of employment land north of Edgar Hall, Somerton.</p>	<p>LSEs are present through this policy in-combination with other plans.</p> <p>This policy details the delivery of 1ha of employment land north of Edgar Hall, Somerton.</p>

		<p>Potential impact pathways are present:</p> <ul style="list-style-type: none"> <li>• Atmospheric pollution</li> <li>• Loss of functionally linked land.</li> </ul> <p>This policy is screened in for Appropriate Assessment.</p>	<p>Potential impact pathways are present:</p> <ul style="list-style-type: none"> <li>• Atmospheric pollution</li> <li>• Loss of functionally linked land.</li> </ul> <p>This policy is screened in for Appropriate Assessment.</p>
<b>Chapter 8 – Rural Centres</b>			
<b>Bruton</b>			
Policy BT1: Housing Provision At Brewham Road, Bruton	<p>Land to the north of Brewham Road is allocated for residential development, providing for the following:</p> <ul style="list-style-type: none"> <li>• About 60 dwellings, including 28% affordable housing;</li> <li>• Children's informal play space</li> <li>• Public open space</li> <li>• Access from the area around Brew Avenue to the west</li> </ul>	<p>LSEs are present through this policy alone.</p> <p>This policy details the delivery of 60 dwellings at Brewham Road, Bruton.</p> <p>Potential impact pathways are present:</p> <ul style="list-style-type: none"> <li>• Recreational pressure</li> <li>• Atmospheric pollution</li> </ul> <p>This policy is screened in for Appropriate Assessment.</p>	<p>LSEs are present through this policy in-combination with other plans</p> <p>This policy details the delivery of 60 dwellings at Brewham Road, Bruton.</p> <p>Potential impact pathways are present:</p> <ul style="list-style-type: none"> <li>• Recreational pressure</li> <li>• Atmospheric pollution</li> </ul> <p>This policy is screened in for Appropriate Assessment.</p>
Policy BT2: Housing Provision At Frome Road, Bruton	<p>Land to the north west of Frome Road is allocated for residential development, providing for about 5 dwellings.</p>	<p>LSEs are present through this policy alone.</p> <p>This policy details the delivery of 5 dwellings north-west of Frome Road, Bruton.</p>	<p>LSEs are present through this policy in-combination with other plans</p>

		<p>Potential impact pathways are present:</p> <ul style="list-style-type: none"> <li>• Recreational pressure</li> <li>• Atmospheric pollution</li> </ul> <p>This policy is screened in for Appropriate Assessment.</p>	<p>This policy details the delivery of 5 dwellings north-west of Frome Road, Bruton.</p> <p>Potential impact pathways are present:</p> <ul style="list-style-type: none"> <li>• Recreational pressure</li> <li>• Atmospheric pollution</li> </ul> <p>This policy is screened in for Appropriate Assessment</p>
<b>Ilchester</b>			
Policy IL1: Housing And Employment Provision North Of Troubridge Park, Ilchester	<p>Land north of Troubridge Park is allocated for residential and employment development, providing for the following:</p> <ul style="list-style-type: none"> <li>• About 200 dwellings, including 28% affordable housing</li> <li>• 1 hectare of employment land</li> <li>• Children's formal and informal play space</li> <li>• Public open space</li> <li>• Access via the B3151</li> </ul>	<p>LSEs are present through this policy alone.</p> <p>This policy details the delivery of 200 dwellings and 1ha of employment land north of Troubridge Park, Ilchester.</p> <p>Potential impact pathways are present:</p> <ul style="list-style-type: none"> <li>• Recreational pressure</li> <li>• Atmospheric pollution</li> <li>• Loss of functionally linked land.</li> </ul> <p>This policy is screened in for Appropriate Assessment.</p>	<p>LSEs are present through this policy in-combination with other plans</p> <p>This policy details the delivery of 200 dwellings and 1ha of employment land north of Troubridge Park, Ilchester.</p> <p>Potential impact pathways are present:</p> <ul style="list-style-type: none"> <li>• Recreational pressure</li> <li>• Atmospheric pollution</li> <li>• Loss of functionally linked land.</li> </ul> <p>This policy is screened in for Appropriate Assessment.</p>
<b>Martock and Bower Hinton</b>			

<p>Policy MB1: Housing Provision North Of Coat Road, Martock</p>	<p>Land north of Coat Road is allocated for residential development, providing for the following:</p> <ul style="list-style-type: none"> <li>• About 55 dwellings, including 28% affordable housing;</li> <li>• Children's formal and informal play space</li> <li>• Public open space</li> </ul>	<p>LSEs are present through this policy alone.</p> <p>This policy details the delivery of 55 dwellings north of Coat Road, Martock.</p> <p>Potential impact pathways are present:</p> <ul style="list-style-type: none"> <li>• Recreational pressure</li> <li>• Atmospheric pollution</li> <li>• Loss of functionally linked land.</li> </ul> <p>This policy is screened in for Appropriate Assessment.</p>	<p>LSEs are present through this policy in-combination with other plans.</p> <p>This policy details the delivery of 55 dwellings north of Coat Road, Martock.</p> <p>Potential impact pathways are present:</p> <ul style="list-style-type: none"> <li>• Recreational pressure</li> <li>• Atmospheric pollution</li> <li>• Loss of functionally linked land.</li> </ul> <p>This policy is screened in for Appropriate Assessment.</p>
<p>Policy MB2: Housing Provision South Of Coat Road, Martock</p>	<p>Land south of Coat Road is allocated for residential development, providing for the following:</p> <ul style="list-style-type: none"> <li>• About 95 dwellings, including 28% affordable housing;</li> <li>• Children's formal and informal play space</li> <li>• Public open space</li> </ul>	<p>LSEs are present through this policy alone.</p> <p>This policy details the delivery of 95 dwellings south of Coat Road, Martock.</p> <p>Potential impact pathways are present:</p> <ul style="list-style-type: none"> <li>• Recreational pressure</li> <li>• Atmospheric pollution</li> <li>• Loss of functionally linked land.</li> </ul> <p>This policy is screened in for Appropriate Assessment.</p>	<p>LSEs are present through this policy in-combination with other plans.</p> <p>This policy details the delivery of 95 dwellings south of Coat Road, Martock.</p> <p>Potential impact pathways are present:</p> <ul style="list-style-type: none"> <li>• Recreational pressure</li> <li>• Atmospheric pollution</li> <li>• Loss of functionally linked land.</li> </ul> <p>This policy is screened in for Appropriate Assessment.</p>

<p>Policy MB3: Housing Provision South Of Hills Lane, Martock</p>	<p>Land south of Hills Lane is allocated for residential development, providing for the following:</p> <ul style="list-style-type: none"> <li>• About 60 dwellings, including 28% affordable housing;</li> <li>• Children's informal play space</li> <li>• Public open space</li> </ul>	<p>LSEs are present through this policy alone.</p> <p>This policy details the delivery of 60 dwellings south of Hills Lane, Martock.</p> <p>Potential impact pathways are present:</p> <ul style="list-style-type: none"> <li>• Recreational pressure</li> <li>• Atmospheric pollution</li> <li>• Loss of functionally linked land.</li> </ul> <p>This policy is screened in for Appropriate Assessment.</p>	<p>LSEs are present through this policy in-combination with other plans.</p> <p>This policy details the delivery of 60 dwellings south of Hills Lane, Martock.</p> <p>Potential impact pathways are present:</p> <ul style="list-style-type: none"> <li>• Recreational pressure</li> <li>• Atmospheric pollution</li> <li>• Loss of functionally linked land.</li> </ul> <p>This policy is screened in for Appropriate Assessment.</p>
<p><b>Milborne Port</b></p>			
<p>Policy MP1: Housing Provision North Of Wheathill Lane, Milborne Port</p>	<p>Land north of Wheathill Lane is allocated for residential development, providing for the following:</p> <ul style="list-style-type: none"> <li>• About 110 dwellings, including 28% affordable housing;</li> <li>• Children's formal and informal play space</li> <li>• Public open space</li> <li>• Improved junction arrangement for Wheathill Lane with Station Road</li> </ul>	<p>LSEs are present through this policy alone.</p> <p>This policy details the delivery of 110 dwellings north of Wheathill Lane, Milborne Port.</p> <p>Potential impact pathways are present:</p> <ul style="list-style-type: none"> <li>• Recreational pressure</li> <li>• Atmospheric pollution</li> </ul>	<p>LSEs are present through this policy in-combination with other plans.</p> <p>This policy details the delivery of 110 dwellings north of Wheathill Lane, Milborne Port.</p> <p>Potential impact pathways are present:</p> <ul style="list-style-type: none"> <li>• Recreational pressure</li> <li>• Atmospheric pollution</li> </ul>

		This policy is screened in for Appropriate Assessment.	This policy is screened in for Appropriate Assessment.
Policy MP2: Housing Provision South Of Court Lane, Milborne Port	<p>Land south of Court Lane is allocated for residential development, providing for the following:</p> <ul style="list-style-type: none"> <li>About 30 dwellings, including 28% affordable housing;</li> <li>Children's formal and informal play space</li> <li>Public open space</li> </ul>	<p>LSEs are present through this policy alone.</p> <p>This policy details the delivery of 30 dwellings south of Court Lane, Milborne Port.</p> <p>Potential impact pathways are present:</p> <ul style="list-style-type: none"> <li>Recreational pressure</li> <li>Atmospheric pollution</li> </ul> <p>This policy is screened in for Appropriate Assessment.</p>	<p>LSEs are present through this policy in-combination with other plans.</p> <p>This policy details the delivery of 30 dwellings south of Court Lane, Milborne Port.</p> <p>Potential impact pathways are present:</p> <ul style="list-style-type: none"> <li>Recreational pressure</li> <li>Atmospheric pollution</li> </ul> <p>This policy is screened in for Appropriate Assessment.</p>
<b>South Petherton</b>			
Policy SP1: Housing Provision South Of Hospital Lane, South Petherton	<p>Land south of Hospital Lane is allocated for residential development, providing for the following:</p> <ul style="list-style-type: none"> <li>About 45 dwellings, including 28% affordable housing;</li> <li>Children's informal play space</li> <li>Public open space</li> </ul>	<p>LSEs are present through this policy alone.</p> <p>This policy details the delivery of 45 dwellings south of Hospital Lane, South Petherton.</p> <p>Potential impact pathways are present:</p> <ul style="list-style-type: none"> <li>Recreational pressure</li> <li>Atmospheric pollution</li> <li>Loss of functionally linked land.</li> </ul>	<p>LSEs are present through this policy in-combination with other plans.</p> <p>This policy details the delivery of 45 dwellings south of Hospital Lane, South Petherton.</p> <p>Potential impact pathways are present:</p> <ul style="list-style-type: none"> <li>Recreational pressure</li> <li>Atmospheric pollution</li> </ul>



		This policy is screened in for Appropriate Assessment.	<ul style="list-style-type: none"> <li>Loss of functionally linked land.</li> </ul> <p>This policy is screened in for Appropriate Assessment.</p>
Policy SP2: Housing Provision At Rear Of Littlehays, South Petherton	<p>Land at the rear of Littlehays is allocated for residential development, providing for following:</p> <ul style="list-style-type: none"> <li>About 10 dwellings; including 28% affordable housing</li> </ul>	<p>LSEs are present through this policy alone.</p> <p>This policy details the delivery of 10 dwellings at the rear of Littlehays, South Petherton.</p> <p>Potential impact pathways are present:</p> <ul style="list-style-type: none"> <li>Recreational pressure</li> <li>Atmospheric pollution</li> <li>Loss of functionally linked land.</li> </ul> <p>This policy is screened in for Appropriate Assessment.</p>	<p>LSEs are present through this policy in-combination with other plans.</p> <p>This policy details the delivery of 10 dwellings at the rear of Littlehays, South Petherton.</p> <p>Potential impact pathways are present:</p> <ul style="list-style-type: none"> <li>Recreational pressure</li> <li>Atmospheric pollution</li> <li>Loss of functionally linked land.</li> </ul> <p>This policy is screened in for Appropriate Assessment.</p>
<b>Employment Site Allocations</b>			
Policy RD1: Employment Development Land East Of North Cadbury Business Park	Land east of North Cadbury Business Park is allocated for 0.8ha of employment land.	<p>LSEs are present through this policy alone.</p> <p>This policy details the delivery of 0.8ha of employment land east of North Cadbury Business Park.</p> <p>Potential impact pathways are present:</p>	<p>LSEs are present through this policy in-combination with other plans</p> <p>This policy details the delivery of 0.8ha of employment land east of North Cadbury Business Park.</p> <p>Potential impact pathways are present:</p>

		<ul style="list-style-type: none"> <li>Atmospheric pollution</li> </ul> <p>This policy is screened in for Appropriate Assessment.</p>	<ul style="list-style-type: none"> <li>Atmospheric pollution</li> </ul> <p>This policy is screened in for Appropriate Assessment.</p>
Policy RD2: Employment Development Land West Of North Cadbury Business Park	Land west of North Cadbury Business Park is allocated for 1.75ha of employment land.	<p>LSEs are present through this policy alone.</p> <p>This policy details the delivery of 1.75ha of employment land west of North Cadbury Business Park.</p> <p>Potential impact pathways are present:</p> <ul style="list-style-type: none"> <li>Atmospheric pollution</li> </ul> <p>This policy is screened in for Appropriate Assessment.</p>	<p>LSEs are present through this policy in-combination with other plans.</p> <p>This policy details the delivery of 1.75ha of employment land west of North Cadbury Business Park.</p> <p>Potential impact pathways are present:</p> <ul style="list-style-type: none"> <li>Atmospheric pollution</li> </ul> <p>This policy is screened in for Appropriate Assessment.</p>
Policy RD3: Employment Development At Plot 1 Conquest Business Park, Ilton	Land at Plot 1, Conquest Business Park, Ilton is allocated for 0.7ha of employment land.	<p>LSEs are present through this policy alone.</p> <p>This policy details the delivery of 0.7ha of employment land at Plot 1, Conquest Business Park.</p> <p>Potential impact pathways are present:</p> <ul style="list-style-type: none"> <li>Atmospheric pollution</li> <li>Loss of functionally linked land.</li> </ul>	<p>LSEs are present through this policy in-combination with other plans</p> <p>This policy details the delivery of 0.7ha of employment land at Plot 1, Conquest Business Park.</p> <p>Potential impact pathways are present:</p> <ul style="list-style-type: none"> <li>Atmospheric pollution</li> </ul>

		<p>This policy is screened in for Appropriate Assessment.</p>	<ul style="list-style-type: none"> <li>Loss of functionally linked land.</li> </ul> <p>This policy is screened in for Appropriate Assessment.</p>
<p>Policy RD4: Employment Development Land At Conquest Business Park, Ilton</p>	<p>Land at Conquest Business Park, Ilton is allocated for 0.5ha of employment land.</p>	<p>LSEs are present through this policy alone.</p> <p>This policy details the delivery of 0.5ha of employment land at Conquest Business Park.</p> <p>Potential impact pathways are present:</p> <ul style="list-style-type: none"> <li>Atmospheric pollution</li> <li>Loss of functionally linked land.</li> </ul> <p>This policy is screened in for Appropriate Assessment.</p>	<p>LSEs are present through this policy in-combination with other plans</p> <p>This policy details the delivery of 0.5ha of employment land at Conquest Business Park.</p> <p>Potential impact pathways are present:</p> <ul style="list-style-type: none"> <li>Atmospheric pollution</li> <li>Loss of functionally linked land.</li> </ul> <p>This policy is screened in for Appropriate Assessment.</p>
<p>Policy RD5: Employment Development Land At Lopen Head Nursery</p>	<p>Land is allocated for 0.65ha of employment land.</p>	<p>LSEs are present through this policy alone.</p> <p>This policy details the delivery of 0.65ha of employment land at Lopen Head Nursery.</p> <p>Potential impact pathways are present:</p> <ul style="list-style-type: none"> <li>Atmospheric pollution</li> <li>Loss of functionally linked land.</li> </ul>	<p>LSEs are present through this policy in-combination with other plans</p> <p>This policy details the delivery of 0.65ha of employment land at Lopen Head Nursery.</p> <p>Potential impact pathways are present:</p> <ul style="list-style-type: none"> <li>Atmospheric pollution</li> <li>Loss of functionally linked land.</li> </ul>

		This policy is screened in for Appropriate Assessment.	This policy is screened in for Appropriate Assessment.
--	--	---	---

